

REPORT TO: Planning Committee
MEETING DATE: Tuesday 15 March 2022
BY: Executive Director for Place
SUBJECT: Application for Planning Permission for Consideration

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Note: this application was called off the Scheme of Delegation List by Councillor Findlay for the following reasons: To allow the community to express their reservations of the impact of this development in a conservation area and for the Committee to decide the outcome.

Application No. **21/00025/P**

Proposal Alterations, extension to house, erection of greenhouse, domestic studio, shed, 2 holiday let units and associated works

Location **Auburn, Walled Garden and Former Art Gallery
Manse Road
Dirleton
North Berwick
EH39 5EJ**

Applicant Mr Stuart Feather and Ms Sheila Rodgers

Per APT Planning & Development

RECOMMENDATION Consent Granted

REPORT OF HANDLING

PROPOSALS

The site of this application comprises the residential house of Auburn and its garden ground, and the former Gallery building with associated tearoom/laundry buildings and a small area of land of a treed island to the south of the buildings, all comprising part of the same site. The application site is within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. It is also within the Dirleton Conservation Area.

The house of Auburn is a part two storey and part single storey property, which is located to the north side of Church Green in Dirleton and which faces towards Church Green.

The house comprises a main two-storey component with a dual pitched roof and natural stone rubble walls. Attached to the east side of the main two-storey component of the house is a single storey dual pitched roofed component, also with natural stone rubble walls. A single storey flat roofed extension with a rendered finish is attached to the north (rear) elevation of the two storey and single storey dual pitched roofed components. The house has a large walled garden to the north (rear) of it and a smaller enclosed garden to the south (front). The former Gallery building with associated tearoom, and a former laundry building are located to the east of the house of Auburn and its walled garden, on the west side of Manse Road. The former Gallery building is a predominantly two storey flat roofed building with rendered external walls. Attached to its south side is a single storey mono-pitched roofed component comprising a garage for the house of Auburn. To the north of the former Gallery building is a single storey flat roofed building which is in a dilapidated condition. Its west (rear) wall and its flat roof have collapsed.

The house of Auburn and its walled garden are listed as being of special architectural or historic interest, Category B. In that they are buildings within the curtilage of the house of Auburn and that they pre-date 1948, the former Gallery building with associated tearoom and the former laundry building are listed, Category B, in association with the house of Auburn and its walled garden.

The application site is enclosed along its west boundary with the church graveyard by a 1.8 metres high wall. The north boundary of the site with the garden of Beadles Cottage and the east boundary of the site with the property of Beadles Cottage is enclosed by a 2.5 metres high rubble stone wall. There is no means of enclosure of the north boundary of the site with the gravel driveway of the house of Beadles Cottage. There is no means of enclosure of the east boundary of the site with Manse Road. The south boundary of the site is partially enclosed by a low rubble stone wall with white painted timber picket fencing above and shrubs planting behind. Otherwise there is no means of enclosure of the remainder of the south boundary of the site with the triangular shaped treed area of land.

The application site is bounded to the south by the public road of Manse Road beyond which is the grassed open space of Church Green with the Category C listed War Memorial at its centre. Also to the south of the application site is a triangular shaped area of treed land. To the west of the site is the Category B listed building of Dirleton Parish Church Hall and the Category A listed building of Dirleton Parish Church and its graveyard with boundary walls. To the north of the application site is the garden of the house of Beadles Cottage, and to the east of the application site is the residential house of Beadles Cottage and the public road of Manse Road. Beyond Manse Road and further to the east are the residential properties of The Glebe and the house and garden of Dirleton House.

The trees on a triangular shaped area of land to the south of the application site are protected by Tree Preservation Order (TPO) No. 4. There is a further area of trees located outwith the site to the east/southeast on the opposite side of Manse Road at the property of Dirleton House, which are also protected by Tree Preservation Order (TPO) No. 4. There are further fruit trees and other small trees on the north (rear) garden of the application site. Those trees on the north (rear) garden are not protected by a tree preservation order.

A Core Path/Public Right of Way and the John Muir Way passes along Manse Road to the east of the application site.

In February 2020, planning application 19/01106/P was submitted by Mr Stuart Feather and Ms Sheila Rodgers, the applicants for the current planning application (Ref.

21/00025/P) for alterations and extension to the house of Auburn, for the erection of a greenhouse, domestic studio, and shed within the walled garden of the house of Auburn, and for the erection of 3 holiday let accommodation units and a garage, and associated works comprising the formation of hardstanding areas and the erection of gates and walls, on the same application site as that for the current planning application (Ref: 21/00025/P). Through consultation with the **Council's Landscape Officer (Policy and Strategy)** concerns were raised that the proposals would have resulted in a detrimental impact on a tree preservation order protected tree on the triangular shaped area of land to the south of the site to the detriment of the landscape character of the area. The **Council's Road Services** also raised concerns about the formation and use of the new vehicular accesses onto the public road of Manse Road by vehicles associated with the proposed holiday accommodation units. Furthermore, the Planning Officer also raised concerns that the proposed extension to the existing house, by virtue of its positioning, height, size, scale, massing, form, appearance and external finishes would be overly dominant and harmful to the character and appearance of the existing house, and that the proposed three buildings containing the proposed three holiday accommodation units and the proposed garage, by virtue of its positioning, height, size, scale, massing, form, appearance and external finishes would be harmful to the setting of the listed building of Auburn and to the character and appearance of this part of the Dirleton Conservation Area. As a consequence, planning application 19/01106/P was withdrawn by the applicant's agent.

Also in February 2020, listed building consent application 19/01105/LBC was submitted by Mr Stuart Feather and Ms Sheila Rodgers, the applicants for the current planning application (Ref. 21/00025/P) for alterations and extension to the listed building of Auburn, for the erection of buildings, gates, and walls, and the demolition of buildings and walls, on the same application site as that for the current listed building consent application (Ref: 21/00034/LBC). Through consultation with Historic Environment Scotland, the Planning Officer raised concerns that the proposed extension to the existing house, by virtue of its positioning, height, size, scale, massing, form, appearance and external finishes would be overly dominant and harmful to the character and appearance of the existing house, that some of the internal alterations to the listed building would be harmful to the special architectural or historic interest of the listed building and that the proposed buildings containing the proposed holiday accommodation units and the proposed garage, by virtue of its positioning, height, size, scale, massing, form, appearance and external finishes would be harmful to the setting of the listed building of Auburn. As a consequence, listed building consent application 19/01105/LBC was withdrawn by the applicant's agent.

Through this current application, planning permission is sought for alterations and extensions to the existing house of Auburn, for the erection of greenhouse, domestic studio and shed within its north (rear) walled garden, and for the erection of 2 holiday letting accommodation units. Planning permission is also sought for the formation of hardstanding areas and for the erection of walls and gates.

The proposed extensions and alterations to the existing house of Auburn have been reduced in size, scale and massing from those proposed in withdrawn planning application 19/01106/P and the number of new buildings and their architectural form and design has also been amended.

Through separate application 21/00034/LBC listed building consent is sought for the demolition of the former Gallery and laundry buildings fronting on to the west side of Manse Road, for the part demolition of walls, for alterations and extension to the listed building of Auburn, the erection of two new buildings, the erection of a greenhouse/studio/garden store, the erection of gates and walls, and for the formation of

hardstanding areas. A separate report on application 21/00034/LBC is, at this time, on the Committee Expedited List.

With the exception of its western part, which is attached to the north (rear) elevation of the two storey component of the existing house of Auburn, it is proposed to demolish and remove the remaining majority of existing single storey extension that is attached to the north (rear) elevation of the single storey component of the existing house, and to erect a new single storey extension. The proposed single storey extension would have a larger footprint than the existing extension that would be removed.

The proposed single storey extension would have a rectangular shaped footprint and would have a shallow mono-pitched roof. It would extend across the full width of the single storey component of the existing house and would project some 7.3 metres away from that north (rear) elevation.

Attached to its east side would be a further proposed single storey link extension with a flat roof, which would wrap around the south end of the southern-most proposed new two-storey building. The proposed extension would link together the larger proposed rear extension and the southern-most proposed new two-storey building containing the proposed garage and one of the units of holiday accommodation.

All of the proposed extensions would be of a contemporary architectural form and style with large areas of glazing and plain glazed windows. Their external walls would be finished with a combination of lime render, Siberian Larch timber cladding, stonework, and their roofs would be clad with zinc roofing. The windows and their frames and the glazed sliding doors and their frames would be of a proprietary timber framed double glazed construction.

The alterations to the existing house comprise:

- a) the addition of a large flat roofed dormer window to the north (rear) roof slope of the single storey component of the existing house;
- b) alterations to the roof, including the raising of its ridge by some 0.15 of a metre, of the single storey component of the existing house to accommodate the proposed dormer window and to re-surface the south and north slopes of that roof;
- c) re-roofing of the south (front) elevation roof slopes of the two storey and single storey components of the existing house and the re-roofing of the north (rear) elevation roof slope of the two storey component of the existing house;
- d) the enlargement of an existing window opening to form a new door opening on the south (front) elevation of the single storey component of the existing house and the installation of a new solid timber door with timber frame and with a timber framed fanlight window above it in that enlarged opening, and the partial blocking up of an existing door opening of the south (front) elevation of the single storey component of the existing house and the removal of an existing window, and the formation of a new window opening to the west of the position of the new door opening and the installation in that new window opening of the timber framed astragalled window removed to facilitate the formation of the new door opening;
- e) the formation of two new first floor windows on the north (rear) elevation of the two storey component of the existing house; and
- f) the refurbishment of all of the existing windows of the existing two storey and single

storey components of the existing house.

New hardstanding areas comprising a raised patio with steps and footpath would be formed to the north and west sides of the proposed rear extension to the existing house of Auburn and footpaths to the south and west sides of the proposed garden building would be formed within the walled rear garden of the existing house. A further hardstanding area would be formed between the two proposed buildings.

A new opening would be formed in the east boundary wall of the walled garden, and new gates, some 3.5 metres in width and some 2.3 metres in height, would be installed in the new opening. The proposed gates would be steel framed with vertical timber (Siberian Larch) boarding. The proposed new opening and gates would be positioned at the rear of the proposed vehicular access and parking area to serve the proposed two units of holiday letting accommodation.

An existing 8 metres length of 2.5 metres high rubble stone boundary wall that presently abuts the north elevation of the existing former laundry building on the eastern part of the site, is proposed to be taken down and relocated some 3.7 - 4.0 metres further to the north along the north boundary of the site with the driveway of the existing house of Beadles Cottage.

A detached garden building containing a greenhouse, garden store and yoga studio is proposed to be erected at the northern end of the rear walled garden of the existing house of Auburn abutting the north elevation wall of the walled garden. The proposed building would be single storey in height with a linear rectangular shaped footprint and a shallow mono-pitched roof. It would be attached to the north boundary wall with zinc flashing. Its roof would be clad with a combination of zinc roof cladding and glazed roof windows, and its external walls would be finished with a combination of vertical timber (Siberian Larch) cladding, timber framed glazing and timber framed glazed doors.

It is proposed that two new buildings would be erected on the eastern part of the application site and that the east boundary wall of the walled garden of Auburn would form part of the west elevation of those buildings. Those new buildings would contain a triple garage to serve the existing property of Auburn and two units of holiday letting accommodation. To facilitate the erection of those proposed two buildings, the existing garage, former gallery and laundry buildings and their associated connecting roadside boundary wall would be demolished and removed from the site.

The southern-most proposed building would be predominantly two storey in height with a single storey component at its southern end. The two storey component of it would have a flat roofed form and the single storey component of it would have a mono-pitched roofed form. The proposed building would contain a triple garage to serve the existing property of Auburn and one of the proposed units of holiday letting accommodation. The ground floor of the proposed southern-most building would contain the triple garage and two bedrooms, two bathrooms and circulation space of the proposed unit of holiday letting accommodation. The first floor accommodation would comprise one further bedroom and bathroom, a living/dining/kitchen area and a first floor terrace with partially glazed balustrade. The proposed triple garage to serve the existing house of Auburn would be linked to the existing house by the proposed single storey linking extension which itself would be attached to the east side of the proposed rear extension to be added to the existing house of Auburn. The external walls of the proposed southern-most building would be primarily finished with lime render with stone stringcourse and corner detailing and with areas of Siberian Larch timber cladding to the recessed walls of the first floor terrace. The windows and their frames and the first floor glazed sliding doors and their frames would be of timber framed double glazed construction, and the

external doors and their frames would be of solid timber construction. The mono-pitched and flat roofs of the proposed building would be clad with zinc standing seam roofing.

The northern-most proposed building would be single storey in height with living accommodation in part of its roof space. It would have a roughly rectangular shaped footprint with a small rectangular shaped projection extending across roughly half of its west (rear) elevation and projecting outwards by some 1.5 metres. The main rectangular shaped footprint of the proposed building would have a dual pitched roof clad with slates and the rear projecting component would have a mono-pitched roof clad with zinc standing seam roofing. There would be a flat roofed dormer extending across roughly half of the west elevation roof slope of the building and two roof windows on the remaining roof slope. There would be a further two roof windows on the east elevation roof slope of the building. The cheeks and roof of the flat roofed dormer would be clad with zinc cladding. The external walls of the building would be finished with lime render with a rubble stone base course. The frames of the windows, including astragals where relevant, and the frames of the sliding patio doors would be of double glazed timber construction, and the external door and its frames would also be of timber construction. The proposed building would contain one of the proposed units of holiday letting accommodation comprising two bedrooms, a bathroom and living/dining/kitchen area at ground floor level, and a further bedroom and bathroom at first floor level.

The application drawings also detail internal alterations to the existing house however, under the provisions of relevant planning legislation, such alterations are not subject to the need for planning permission and thus they do not form part of the assessment of this application. Rather those internal alterations stand to be considered through the associated listed building consent application (Ref. 21/00034/LBC).

Access to the site would continue to be taken from Manse Road. Access and two on-site parking spaces serving the existing house of Auburn are located to the south side of the existing house. A new vehicular access and two on-site parking spaces to serve both of the proposed two holiday accommodation units (i.e. one parking space each) would be taken from the west side of Manse Road.

Other than the formation of the new opening in the east boundary wall of the walled garden and the erection of the new gates in that opening, and the removal of the former gallery and laundry buildings and their associated connecting roadside wall, and the relocation of a 8 metres length of existing wall that abuts the north elevation of the former laundry building and its relocation some 3.7 - 4.0 metres further to the north along the north boundary of the site with the driveway of the existing house of Beadles Cottage, the existing boundary enclosures of the south, west, north and east boundaries of the site would be retained and would remain unaltered at their present heights.

The application is accompanied by:

- A Planning Statement (dated January 2021, prepared by APT Planning and Development);
- A Design and Access Statement - Rev C (dated 17/5/2021, prepared by Carson & Partners);
- A Conservation Area Statement - Rev A (dated 17/2/2021, prepared by Carson & Partners);
- An Access Statement;
- A Transport Statement (dated January 2021);
- A Bat and Breeding Bird Survey (dated May 2020, prepared by The Wildlife Partnership);
- An Environmental Statement (dated 17/2/2021, prepared by Carson & Partners);
- A new Roof Works Supporting Statement (dated 17/2/2021, prepared by Carson

& Partners);

- A Products and Materials Report (dated 19/5/2021, prepared by Carson & Partners);
- A Foundation Appraisal Report (dated 24/8/2021, prepared by Will Rudd Davidson Glasgow Ltd);
- A Tree Survey and Arboricultural Implications Assessment (dated 19/11/2021, prepared by Donald Rodger Associates Ltd); and
- Window Survey drawings.

In the Planning Statement, the applicant's agent explains the pre-application discussions and planning application history that precedes the current application (Ref. 21/00025/P), and sets out, in general terms, the changes that have been made to the proposed scheme of development since the withdrawal of planning application 19/01106/P and listed building consent application 19/01105/LBC.

The Planning Statement sets out the Local Development Plan policies and other material considerations relevant to the proposed development and the Applicant's Agent's interpretation of those policies and considerations relative to the proposed development for the alterations and extension of the existing house of Auburn and the erection of the proposed two holiday accommodation units and garage and associated works in this location in the village of Dirleton.

The Planning Statement explains that the existing house of Auburn has suffered from years of poor maintenance and is in need of appropriate and wholesale renovation, and that in key public views from the south the existing house would remain largely unchanged. It is further stated that the proposed extension and alterations to the rear elevation of the existing house would be fit for modern living and would be subservient to the main house, being of a scale, design and external finish that would complement the rear elevation of the house and provide a clear delineation between the old and the new. The Planning Statement goes on to explain that the existing former gallery and laundry buildings would be removed from the site and would be replaced by two new buildings, and that those proposed buildings would be modern, attractive and sustainable buildings providing much needed self-catering holiday accommodation for the area.

The Design and Access Statement and the Conservation Area Statement detail the proposed alterations and extensions to the existing house and the erection of the new buildings and other associated works, as well as describing the nature of the changes since the submission of withdrawn planning application 19/01106/P and withdrawn listed building consent application 19/01105/LBC. These two Statements set out the Architect's interpretation of the character of the area, and consider the impacts of the existing buildings on the Conservation Area and other historic assets. In summary, and including the use of 3D visualisations, it concludes that the visual impact of the proposals would not harm the character and appearance of the village and wider Conservation Area, or the setting of the nearby listed buildings.

In a supporting email, the applicant's agent confirms that the proposed development is for the erection of two units of holiday letting accommodation.

Since the application was registered, amended drawings have been received to:

- Clarify the use of the proposed two new buildings fronting Manse Road;
- Clarify the external finishes of the proposed buildings, including the construction materials of the frames of the windows and patio doors;

- Correct errors on the application drawings and in the supporting reports;
- To amend the proposals to remove the use of PPC aluminium framing for the window and sliding patio doors;
- Provide a visual/photo montage of the proposed development in the streetscape of Manse Road to the east of the site;
- Provide missing elements of submitted reports;
- Provide a report to support the re-roofing of the existing house; and
- Clarify the location of parking spaces to serve the existing house and proposed holiday accommodation.

These details and changes are shown on amended application drawings submitted by the applicant's agent.

In addition, following concerns raised by the **Council's Landscape Officer (Policy and Strategy)** regarding the impact on tree 594 of the triangular shaped area of treed land to the south of the site, the Foundation Appraisal Report has been submitted and the Tree Survey and Arboricultural Implications Assessment has been amended.

DEVELOPMENT PLAN

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 Edinburgh and South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

The purpose of the approved Edinburgh and South East Scotland Strategic Development Plan (SESplan) is to set out the strategic planning framework to assist preparation of local development plans. Its policies are generally not relevant for assessing individual applications.

There are no policies of the approved Edinburgh and South East Scotland Strategic Development Plan (SESplan) relevant to the determination of this application.

Relevant to the determination of the application are Policies RCA1 (Residential Character and Amenity), CH1 (Listed Buildings), CH2 (Development Affecting Conservation Areas), CH4 (Scheduled Monuments and Archaeological Sites), DP1 (Landscape Character), DP2 (Design), DP5 (Extensions and Alterations to Existing Buildings), DP7 (Infill, Backland and Garden Ground Development), T1 (Development Location and Accessibility), T2 (General Transport Impact), NH4 (European Protected Species), NH5 (Biodiversity and Geodiversity Interests, including Nationally Protected Species), NH8 (Trees and Development) and DEL1 (Infrastructure and Facilities Provision) of the adopted East Lothian Local Development Plan 2018.

Material to the determination of the application is the adopted East Lothian Local Development Plan 2018 Supplementary Planning Guidance on Cultural Heritage and the Built Environment (adopted 30th October 2018).

Also material to the determination of the application are Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development affecting a listed building or its setting, and on development within a conservation area given in Scottish Planning Policy: June 2014.

Scottish Planning Policy echoes the statutory requirements of Section 59 of the Planning (Listed Buildings and Conservation Area)(Scotland) Act 1997 that in considering whether to grant planning permission for development which affects a listed building or its setting a planning authority shall have special regard to the desirability of preserving and enhancing the building, its setting and any feature of special architectural or historic interest which it possesses.

Scottish Planning Policy also echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Area)(Scotland) Act 1997 that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character and appearance of the conservation area should be treated as preserving its character and appearance.

REPRESENTATIONS

A total of sixteen representations to the application have been received. Fourteen of those representations raise objection to the proposed development and one of those fourteen representations is from a community association (the Dirleton Village Association). Eight of those fourteen representations (objection) are from three people. As summarised, the main grounds of objection raised in the fourteen representations are:

1, the alterations to the listed building of Auburn are welcomed however there are serious concerns about the replacement of the existing former laundry (known as the Gallery building) with a building of similar character. The derelict former laundry building is industrial in character, and its design pays no regard to the sensitive nature of its location alongside the historic group of church buildings;

2, the style, scale and character of the proposed southern replacement building bears no relationship to the surrounding listed buildings within whose setting it lies;

3, the proposals on the site of the former laundry would be an unsympathetic over-development of the site which would harm the historic character of the Conservation Area and the setting and views of the adjacent listed buildings, including Dirleton Parish Church;

4, the design of the proposals is not in keeping with its location in the Conservation Area;

5, the greater height and larger size of the proposed northern most building would reduce the existing views towards the church tower from the east;

6, the replacement buildings lack any sense of design unity and the massing and form of the buildings is muddled and not in keeping with the architectural character of the conservation area;

7, commercial development should not be supported, rather the proposals should be

conditioned in a similar manner as those approved by 20/00229/P, which require the equestrian use approved by that application only to be used in connection with the residential use and enjoyment of the residential property of Auburn House and at no time to be used for any business or commercial use;

8, the elevations and images from the east do not show the church tower in its correct position and perspective;

9, the Conservation Statement does not provide analysis of the Conservation Area and does not consider how the proposed design relates to the character of the Conservation Area;

10, the development is not compatible with the historic architectural elements in the village;

11, no details have been provided for the colour of the proposed harling, colours of garage doors, gates, doors and window frames, or the details of the proposed external paving materials. Paving materials should be stone paving or high quality concrete products that replicate stone;

12, the southern-most replacement building would perpetuate the incongruous style of the existing former laundry building;

13, traditional materials and external finishes should be used (i.e. natural stone to match the existing stone buildings of the historic group of church buildings to the west);

14, a flat roofed building is not appropriate;

15, the south wall of the southern-most building should be finished in stone as is presently the case for the former laundry building;

16, the existing wooden fencing and gates to the front (south) garden of Auburn should be restored as an exact copy;

17, the traffic and pedestrian survey is not representative of the amount of vehicular, cycle and pedestrian traffic that uses the road, which is part of the John Muir Way, and the additional garages and holiday accommodation traffic will not realise how busy the road gets and accidents will occur. This would be exacerbated by the use of electric vehicles which make no noise and therefore pedestrians and cyclist won't hear them. A risk assessment should be carried out;

18, the Transport Statement is incorrect to state that (i) the existing lay-by parking spaces on the east side of Manse Road were intended for use in association with the Gallery when those parking lay-bys were for use as visitor spaces for residential properties of The Glebe and in association with the Gallery, and that (ii) there is a useable parking space at the northern end of the site adjacent to the parking area of Beadles Cottage when that area of land would be enclosed by walls on all sides;

19, there would be insufficient on-site parking provision for the proposed holiday letting accommodation;

20, the garages fronting onto Manse Road would be difficult to use due to the narrow width of Manse Road and would not have adequate visibility onto the public road;

21, the relocation of a high wall further to the north, closer to Beadles Cottage, would

hinder the visibility from the existing parking space of Beadles Cottage;

22, how will existing properties be accessed during construction works? Vehicular and pedestrian access to these existing properties should be maintained at all times during construction;

23, the public footpath on the opposite side of Manse Road is not regularly used because it is behind a hedge and this should be addressed by the Council and there should be another footpath in front of the hedge;

24, the proposed development would be harmful to the amenity of neighbouring residential properties through overlooking of neighbouring houses and gardens, noise nuisance, and loss of daylight and would not comply with the Council's guidance on the assessment of such matters;

25, trees on the site should be protected from construction works including apple trees in the walled garden;

26, tree works to cut off the top of tree 594 should not be allowed;

28, bin storage area should not be visible;

29, control of wirescape - new wires to the proposed development should not be 'hung' across Manse Road/the John Muir Way and existing wires and poles that are within the TPO'd group of trees to the southeast of Auburn should be removed;

30, the old cast iron trough/water pump and lamppost to the southeast and east of Auburn should be retained and protected during construction; and

31, existing materials from the down-taking of the existing building should be re-used in the proposed development or retained for re-use elsewhere.

In their representation, the community association make suggestions for alternative designs for the proposed holiday accommodation buildings and associated development.

The two remaining representations neither object to nor support the proposed development but comment that:

a) the visualisations do not correctly represent the height of the proposed development;

b) works have already commenced on the site; and

c) there is a likelihood that asbestos will be found on the site and there is nothing in the submitted application details to indicate how this will be addressed.

The matter of the location of the existing public footpath on the east side of Manse Road and the frequency of use of it by pedestrians or cyclists is not a material consideration in the assessment of this application for planning permission.

The removal and disposal of any asbestos found on the site is controlled by a regulatory regime other than Planning, i.e. Health and Safety Legislation (HSE). Thus, the consideration of the removal of any asbestos that may be found on the application site does not form part of the assessment of this application for planning permission.

Whether or not works have already commenced on the site, this application has to be

determined on its merits or otherwise with due regard to the relevant policies of the development plan and other material considerations.

With regards to the comments received relating to the application containing errors, omissions and lacking information, the drawing(s) and documents submitted with the application are of a satisfactory standard with scale bars and correct red line outline to adequately assess and determine the application. They are in accordance with the validation requirements of East Lothian Council in the validation of planning applications for a non-householder type application.

On the matter raised by an objector of the impact of utility wires serving the proposed development being strung across Manse Road, the proposed development is not of a scale likely to require large numbers of such overhead wires. If any such utility wires were required to be provided above ground, they would be viewed in the context of the existing wires that already cross Manse Road at points southeast of the application site and northeast of the application site (adjacent to the junction with The Glebe). Although such existing overhead wires are limited in number, it is unlikely, given the scale of the proposed development that any such new overhead wires would be of such number as to be prominent in views along Manse Road.

COMMUNITY COUNCIL

Gullane Area Community Council as a consultee advises that they support the views of the Dirleton Village Association, who raise objection to the proposed development and in so doing the Gullane Area Community Council also raise objection to the proposed development and the main grounds of objection as summarised are:

i, the size, design, scale, massing, character and finishes of the proposed buildings are inappropriate for their location in the Conservation Area and would be harmful to the setting of the nearby listed buildings;

ii, the proposals on the site of the former laundry buildings would be an unsympathetic over-development of the site;

iii, commercial development should not be supported, rather the proposals should be conditioned in a similar manner as those approved by 20/00229/P, which require the equestrian use approved by that application only to be used in connection with the residential use and enjoyment of the residential property of Auburn House and at no time to be used for any business or commercial use;

iv, the elevation drawings and images from the east do not show the church tower in its correct position and perspective;

v, the Conservation Statement does not provide analysis of the Conservation Area and does not consider how the proposed design relates to the character of the Conservation Area;

vi, no details have been provided for the colour of the proposed harling, colours of garage doors, gates, door and window frames, or the details of the proposed external paving materials. Paving materials should be stone paving or high quality concrete products that replicate stone;

vii, traditional materials and external finishes should be used (i.e. natural stone to match the existing stone buildings of the historic group of church buildings to the west;

viii, the existing wooden fencing and gates to the front (south) garden of Auburn should be restored as an exact copy;

ix, the traffic and pedestrian survey is not representative of the amount of vehicular, cycle and pedestrian traffic that uses the road, which is part of the John Muir Way, and the additional garages and holiday accommodation traffic will not realise how busy the road gets and that accidents will occur. This would be exacerbated by the use of electric vehicles which make no noise and therefore pedestrians and cyclist won't hear them. A risk assessment should be carried out;

x, the Transport Statement is incorrect to state that (i) the existing lay-by parking spaces on the east side of Manse Road were intended for use in association with the Gallery when those parking lay-bys were for use as visitor spaces for residential properties of The Glebe and in association with the Gallery, and that (ii) there is a useable parking space at the northern end of the site adjacent to the parking area of Beadles Cottage when that area of land would be enclosed by walls on all sides;

xi, there would be insufficient on-site parking provision for the proposed holiday letting accommodation;

xii, how will existing properties be accessed during construction works?;

xiii, the public footpath on the opposite side of Manse Road is not regularly used because it is behind a hedge and this should be addressed by the Council and there should be another footpath in front of the hedge;

xiv, the proposed development would allow for harmful overlooking of the neighbouring houses and gardens and would not comply with the Council's guidance on the assessment of such matters;

xv, the proposed development would result in a loss of daylight to neighbouring properties;

xvi, trees on the site should be protected from construction works including apple trees in the walled garden;

xvii, there are valuable apple trees on the site which should be preserved and protected;

xviii, tree works to cut off the top of tree 594 should not be allowed;

xix, bin storage area should not be visible;

xx, control of wirescape - new wires to the proposed development should not be 'hung' across Manse Road/the John Muir Way and existing wires and poles that are within the TPO'd group of trees to the southeast of Auburn should be removed;

xxi, the old cast iron trough/water pump and lamppost to the southeast and east of Auburn should be retained and protected during construction; and

xxii, existing materials from the dountaking of the existing building should be re-used in the proposed development or retained for re-use elsewhere.

PLANNING ASSESSMENT

The application site is located within the Dirleton Conservation Area. The Character

Statement for the Dirleton Conservation Area given in the Local Development Plan Supplementary Planning Guidance on Cultural Heritage and the Built Environment describes Dirleton Conservation Area as comprising the whole of the very picturesque village with its buildings grouped around a series of open greens, and notes that development impinging on either the greens or the open countryside or woodland at the approaches to the village would adversely affect the Conservation Area. The Statement notes that there are unifying design details to the buildings of Dirleton Conservation Area, including raised gable heads, diamond shaped chimneystacks and skew putts. The Statement also explains that, with the exception of landmark buildings, the majority of buildings are low density and small scale. The Character Statement also notes that extensive mature trees and garden, particularly to the north and west of the village, which allow only glimpses in to the buildings, are also a characteristic of the Conservation Area. The Character Statement further notes that external finishes in the older part of the village are almost exclusively stone, however that within the eastern and western parts of the village harled exteriors are also evident, and that roofs throughout the village are either natural slate or natural clay pantile. The Statement further notes that the loss of existing stone walls would harm the Conservation Area.

The buildings in this part of Dirleton are of various sizes, heights, forms, architectural styles and external finishes. The houses and buildings are predominantly detached however there is a pair of semi-detached houses opposite the application site on the east side of Manse Road (i.e. 1 & 2 The Glebe), and heights vary between single storey, single storey with attic accommodation in their roof space and two storeys. The properties of The Glebe are a more recent addition to this part of the Conservation Area being built with the benefit of planning permission 05/01310/FUL. Whilst the majority of houses have reasonably large sized gardens, those of the houses of The Glebe are more modest in size. With the exception of the former gallery/laundry buildings on the application site, many of the houses and buildings are of a traditional architectural appearance with traditional architectural details such as timber framed astragalled windows, stone skews, chimneystacks and raised gables. External finishes are predominantly natural rubble stone and painted or coloured wet dash render for their external walls, and natural slates or natural red clay pantiles for their roofs. The former gallery/laundry buildings are of a two storey and single storey flat roofed form, and with the exception of their single storey south elevation wall which is finished in natural rubble stone, their external walls are finished in a white painted wet dash render. In all of this, the houses and buildings in the locality are characterised by a mix of varying heights and architectural styles and the ratio of built form to undeveloped garden ground varies. Consequently, the area displays a mixed pattern and density of built form.

Although of some age, the existing single storey extensions attached to the north (rear) elevation of the existing house of Auburn are later additions to the listed building. They are single storey in height with a combination of flat and mono-pitched roofs. The existing flat roofed single storey extension, including its two chimneystacks, attached to the north (rear) elevation of the single storey eastern component of the existing house is proposed to be removed to facilitate the erection of the proposed new extension. That existing single storey extension is a later addition to the listed building with multiple window styles, which contrast with the otherwise uniformity of astragalled windows of the existing house. The existing extension is not of any particular architectural character and merit.

The removal and demolition of the existing single storey extension attached to the north (rear) elevation of the single storey eastern component of the existing house of Auburn is not, in itself, development for which planning permission or conservation area consent is required, and thus its removal does not form part of the assessment of this planning application. Listed building consent would be required for the alteration to the listed

building to demolish/remove the extension and such matter is considered in the assessment report for the associated listed building consent application (Ref. 21/00034/LBC).

The proposed single storey extension to be added to the north (rear) elevation of the single storey eastern component of the existing house of Auburn would have a rectangular shaped footprint. It would extend across the full width of the single storey eastern component of the existing house and would project some 7.3 metres away from that north (rear) elevation. Its western side elevation would attach to the remaining element of existing single storey extension that is attached to the north (rear) elevation of the main two storey component of the existing house. The proposed extension would have a shallow mono-pitched roof clad with zinc standing seam profile roofing and its external walls would be finished with a lime render with a stone base course.

Attached to its east side would be a further proposed single storey link extension with a flat roof, which would wrap around the south end of the southern-most proposed new two-storey building. Its external walls would be finished with Siberian Larch timber cladding with a stone base course and its roof would be finished with zinc roofing. The proposed flat roofed single storey extension would link together the larger proposed rear extension and the southern-most proposed new two-storey building containing the proposed garage and one of the units of holiday accommodation.

All of the proposed extensions would be of a contemporary architectural form and style with large areas of glazing and plain glazed windows. The windows and their frames and the glazed sliding doors and their frames of the proposed extensions would be of timber framed double glazed construction.

Although the proposed rear extension would extend across the full width of the single storey eastern component of the existing house, it would replace an existing single storey rear extension, which similarly extends across the full width of that single storey eastern component of the existing house. The proposed rear extension would have a larger footprint than the existing single storey rear extension that it would replace. However, due to its single storey height, its shallow mono-pitched roofed form, and its position on the north (rear) elevation of the existing house, the proposed extension would be a subservient addition to the listed building that would not be prominent or obtrusive.

The proposed single storey flat roofed link extension would, of itself, have a small footprint, which would link the proposed rear extension with the southern-most of the proposed buildings to be erected on the eastern part of the application site. By virtue of its small scale, massing and single storey height, the proposed flat roofed link extension would be a subservient addition to the listed building that would not be prominent or obtrusive.

Even when combined together, the proposed rear extension and the proposed flat roofed link extension, by virtue of their size, scale, massing, position and single storey height, would be subservient additions to the listed building that would not be prominent or obtrusive. They would not mask or draw focus from any part of the listed building that is of particular special architectural or historic interest and would not result in the loss of any features of special architectural or historic interest of the existing house.

The proposed extensions would be of a contemporary architectural design with large areas of glazing. In this they would be of a contrasting architectural form and design to the existing house. However, they would be secure in their own design and by their contrasting contemporary architectural form and design, they would clearly read as later additions to the listed building, and would contrast in a complementary manner with the

traditional architecture of the listed building. Thereby allowing the listed building to continue to evolve and remain in continuing sustainable use.

Although the proposed extensions would be of a contemporary architectural design with large areas of glazing, they would be predominantly finished in traditional materials (i.e. lime render, natural stone) which would complement the palette of external finishes of the existing house. Furthermore, the existing extension, which is to be removed, has a rendered finish. Subject to the colour of the lime render being appropriate and complementary to its setting and to the colouring of the existing natural rubble stone finish of the walls of the existing house, and the stone to be used for the base course of the proposed extension being a natural stone and being in keeping with the natural stone finish of the walls of the existing house, details that could be controlled by a condition attached to a grant of planning permission, the use of lime render and a natural stone base course would not be harmful to the character and appearance of the house.

The use of zinc roofing material to clad the roof of the proposed extensions would be distinctively different from the existing slate and pantile roof cladding of the existing house. However, the use of such different material would be appropriate relative to the contemporary architectural style of the proposed extensions. The zinc roofing material would contrast harmoniously with the slate and pantile roof cladding of the existing house and would be complementary to it. By its grey colouring, the zinc roofing would sit harmoniously alongside those existing materials and zinc has for many years been used as a roofing material. The use of such material would not appear as a harmfully incongruous addition to the existing house.

The use of timber cladding for the external finish of parts of the external walls of the proposed extensions is not an external finishing material generally evident within this part of Dirleton. The predominant external finishes of this part of Dirleton are natural rubble stone, wet dash render, and ashlar stone detailing. However, the timber cladding (Siberian Larch) would only be on a small part of the external walls of the proposed extensions, and although visible in public views, it would add variety to and would complement the palette of existing external finishes of this part of Dirleton without detracting from it.

Like the existing extension that they would replace, the majority of the proposed extensions to be added to the existing house would not be readily visible in public views from Manse Road to the south and east of the site. The existing house would screen the majority of the proposed extensions in views from the south and the existing former gallery/laundry buildings or the proposed new buildings do/would screen the majority of the rear of the existing house from the east. However, a part of the proposed flat roofed link extension where it wraps around part of the south elevation of the southern-most proposed building would be readily visible in public views from Manse Road and furthermore there would be glimpsed views of the proposed rear extension between the existing or proposed buildings on the eastern part of the application site, and from the Church burial ground to the west of the site. Such views as there would be of the proposed extensions would be for short duration only and in those views the proposed extensions would be viewed against the backdrop of the greater bulk and massing of the existing house, and of the existing or proposed buildings on the eastern part of the application site, and would not appear harmfully prominent, overbearing or obtrusive within the streetscape.

In such circumstances, and as sympathetic and subservient additions to the listed building, by virtue of their size, scale, height, architectural form and finishes and their positioning, the proposed extensions would not be harmful to the special architectural or historic interest of the listed building or its setting, would not appear harmfully prominent,

overbearing or obtrusive within the streetscape and thus would not be harmful to the character and appearance of this part of the Dirleton Conservation Area.

A proposed flat roofed dormer window would be added to the north (rear) roof slope of the single storey eastern component of the existing house and the existing roof of that part of the listed building would be altered to raise its ridge by some 0.15 of a metre to facilitate the addition of the dormer. The proposed dormer would extend across a little over half of the north (rear) roof slope of the single storey eastern component of the existing house, and although at such size it would be a large addition to the north (rear) roof slope, almost half of that roof slope would remain visible, and the proposed dormer would not appear as an overly dominant addition to the roof slope. The proposed dormer would reflect the fenestration pattern and contemporary architectural character of the proposed rear extension alongside which it would be viewed, and in so doing it would be secure in its own design. By its contrasting contemporary character, it would clearly read as a later addition to the listed building that would contrast in a complementary manner with the traditional architecture of the listed building. As a sympathetic and subservient addition to the north (rear) roof slope of the single storey eastern component of the existing house the proposed dormer would not be prominent or obtrusive addition to the listed building. Its external finishes of zinc cladding to its roof, cheeks and facings and its timber framed double glazed windows would be appropriate relative to its contemporary architectural style, and would harmoniously contrast with and complement the existing palette of external finishes of natural stone and natural slate and pantile roofs of the existing house. In all of this the proposed dormer would not appear as a harmfully incongruous addition to the existing house.

The proposed alterations to the roof of the north (rear) roof slope of the single storey eastern component of the existing house to raise its ridge by some 0.15 of a metre would not be readily discernible in the streetscape. The roof ridge as it is proposed to be raised would remain some 0.15 of a metre below the level of the architectural detail at the base of the chimneystack at its eastern end. Such alteration to the roof of the single storey eastern component of the existing house would not be harmful to the architectural character of the house, and would not be prominent or obtrusive within the streetscape.

The south (front) elevation roof slopes of the existing house are clad with natural slates and the north (rear) elevations roof slopes are clad with natural red clay pantiles. It is proposed to re-clad all of the roof slopes of the existing house. A new roof works supporting statement has been submitted with the application. The supporting statement explains that to comply with current standards the existing roof requires to be insulated and appropriately ventilated, and that this requires the removal of the existing finishes and the re-cladding of the roof slopes respectively with natural slates and natural red clay pantiles. In the statement it is explained that the existing roof finishes will be repaired and reinstated.

The south (front) elevation of the existing house is readily visible in public views, and although the north (rear) roof slope is less visible it is still visible in longer range glimpsed views between the buildings on the east side of Manse Road and from Dirleton Parish Church Burial Ground. Subject to the existing natural slates and natural pantiles being re-used, where possible, to re-clad the roof slopes, and that where any new slates or pantiles are required to supplement the existing materials, those new slates or new pantiles being natural slates or natural red clay pantiles (as relevant) and them matching as closely as possible the size, thickness, texture and colour of the existing natural slates and natural red clay pantiles (as relevant) of the existing roofs which are otherwise to be re-used in their re-cladding, the re-cladding of the roofs of the existing house would be in keeping with the architectural form and character of the existing house, and would not be harmful to the character and appearance of the listed building, or to the character and

appearance of the streetscape. This detail could be controlled by a condition attached to a grant of planning permission.

The application drawings detail only the provision of one roof vent on the north (rear) elevation roof slope of the single storey eastern component of the existing house and otherwise no further roof vents are proposed on the roof slopes of the existing house. Roof vents are detailed on the application drawings for the roof of the proposed single storey link extension and for the roofs of the proposed two new buildings. The Products and Materials Report (dated 19/5/2021) details the roof vent proposed for the north (rear) elevation roof slope of the single storey eastern component of the existing house to be a flush fitting in-line roof tile vent designed to replicate the appearance of a pantile. In its position to the west side of the proposed dormer, between it and the east gable of the two storey component of the existing house, it is unlikely that the proposed roof vent would be readily visible in views of the listed building and by its flush fitted appearance and subject to it matching as closely as possible the colour of the pantile roof finish, it would be a discreet addition to the roof of the listed building. Subject to the roof vents and flues being coloured to match as closely as possible the colour of the part of the roof on which they would be installed, a detail that could be controlled by a condition attached to a grant of planning permission, the proposed roof vents and flues would not appear as harmfully dominant and obtrusive features on the roof of the existing house (listed building) or on the roofs of the proposed extensions and new buildings. They would not be harmful to the character and appearance of the listed building or the character and appearance of the streetscape.

Any wall vents or flues, if relevant, installed in the walls of the proposed extensions and proposed new buildings shall be coloured to match as closely as possible the colour of the part of the wall on which they would be installed, and shall be as flush fitting as possible, a detail that could be controlled by a condition attached to a grant of planning permission. Subject to such control any proposed wall vents and flues would not be harmful to the character and appearance of the listed building as it is proposed to be extended and altered, or the character and appearance of the streetscape.

Excluding the existing south (front) entrance door with fan light window above and the rear entrance door, both of the two storey component of the existing house, and with the exception of the alterations to the window and door openings of the south (front) elevation of the single storey eastern component of the existing house, which include the removal of a window and the repositioning of another window, the Window Survey drawings submitted with the application propose only the refurbishment in situ of all of the other windows of the existing house. The refurbishment would include, where relevant, localised timber repairs, new putty and repainting. Subject to the refurbished window frames being externally painted white, a detail could be controlled by a condition, the retention and refurbishment of the existing windows of the existing house would be a sympathetic alteration to the existing house that would improve its appearance and would not be harmful to the architectural or historic character and appearance of the listed building.

The proposed two new window openings to be formed on the north (rear) elevation of the two storey component of the existing house would be of a size and proportion in keeping with the size and proportions of the first floor windows of the south (front) elevation of the two storey component of the existing house and would have a stone cills and lintels to match the existing stonework of the existing house. Those existing south (front) elevation first floor windows differ in size and proportion to the existing ground floor windows of that elevation, and similarly the proposed two new first floor windows of the north (rear) elevation would differ from the existing ground floor and staircase windows of that elevation of the existing house. The new windows to be installed in those two new

window openings would each be a pair of side hung casement windows with a six-paned astragalled glazing pattern, which would also be in keeping with the glazing pattern and opening method of the first floor windows of the south (front) elevation. The proposed two new windows would be of timber framed slimlite double glazed construction with 'through' astragals rather than plant on astragals. Subject to them being externally painted white to match the external finish of the existing windows of the existing house, and to the new stone cills and lintels matching the existing stonework of the existing house, and the windows being timber framed and their astragals being 'through' astragals rather than plant on astragals, all details that could be controlled by a condition(s) of a grant of planning permission, the proposed two new first floor windows would be sympathetic alterations to the existing house and would not be harmful to the architectural or historic character and appearance of the listed building. They would not cause the house to appear harmfully prominent or obtrusive within the streetscape.

It is proposed to alter the south (front) elevation of the single storey eastern component of the existing house to enlarge an existing window opening to form a new door opening and the installation in that enlarged opening of a new solid timber door with timber frame and with a timber framed fanlight window above it, and the partial blocking up of an existing door opening and the enlargement of an existing window opening, both to the west of the proposed new door opening, to form a new window opening and the installation in that new window opening of the timber framed astragalled window removed to facilitate the formation of the new door opening. The application drawings detail that such alterations would re-use the existing stone door surround, lintels and jambs at the new door and window openings and that the stone duntakings from the formation of the new door and window openings would be re-used in the infill areas of wall to block up the existing door opening. In their positions on the south (front) elevation of the single storey eastern component of the existing house the proposed alterations to the positions of the door and windows would be readily visible in public views. However, subject to the existing stone surrounds, jambs and lintels being re-used and the existing rubble stone being re-used in the infill areas of wall and if relevant that any new stone, which is required to be used, matching the colour, texture, facing and coursing of the existing rubble stone finish of the south (front) elevation of the single storey eastern component of the existing house and the existing stone surrounds, lintels and jambs, and the pointing of the stonework being a lime mortar, details that could be controlled by a condition, the proposed alterations to the south (front) elevation of the single storey eastern component of the existing house would be sympathetic alterations to the existing house and would not be harmful to the architectural or historic character and appearance of the listed building. They would not cause the house to appear harmfully prominent or obtrusive within the streetscape.

The new hardstanding area in the form of a raised patio with steps and footpath would be located to the north and west sides of the proposed rear extension to the existing house. A further hardstanding area comprising a footpath would be formed to the south and west sides of the proposed garden building. The surface of the proposed hardstanding areas would be finished with sandstone flags. In their positions within the rear garden of the existing house and by their ground level positioning, the proposed hardstanding areas would be wholly contained within the rear garden of the house and would not be readily visible in public views from outwith the site. Any glimpsed views of them in public views would be from the Burial Ground to the west. In their relationship with the existing house, proposed extensions and the proposed garden building, the proposed hardstanding area would not be untypical features for the garden of a residential house. By virtue of their size, form, appearance, surface finish and positioning, the proposed hardstanding areas would be sympathetic additions to the garden of the existing house and would not, in their place and in association with the existing house, be harmful to the setting of the listed building of Auburn or the character and appearance of the area. In

that they would not be readily visible from outwith the site they would not have a perceptible impact on the character and appearance of this part of the Dirleton Conservation Area.

The proposed detached garden building would be single storey in height with a simple rectangular shaped linear footprint and a shallow mono-pitched roofed lean-to form. It would be positioned abutting the south face of the north wall of the walled garden and would be positioned roughly centrally along the length of that wall. It would measure some 16.8 metres in length and would project some 3.9 metres away from the north wall of the rear walled garden.

Although, overall it would have a sizeable footprint the proposed garden building would have a domestic purpose in association with the existing house, and the individual components of it would contain a greenhouse, garden store and yoga studio, all for domestic use in association with the existing house. The north (rear) wall of the walled rear garden is some 2.8 metres in height and at the highest point of its mono-pitched roof the proposed garden building would be some 2.7 metres in height. In its position in the rear walled garden of the existing house, there would be limited views of the proposed garden building from within the Burial Ground to the west. Otherwise, it would not be readily visible in public views within the Conservation Area. Its palette of external finishes of zinc roofing and flashing, glazed roof windows, timber cladding and timber framed windows and doors would be complementary to the palette of external finishes of the existing house and would be appropriate to its location. By virtue of its size, height, form, appearance and external finishes the proposed garden building would not be an untypical feature for the garden of a residential house and would be a sympathetic addition to the garden. It would not be harmful to the setting of the listed building of Auburn or of the other nearby listed building and would not be harmful to the character and appearance of the area. In that it would not be readily visible from outwith the site it would not have a perceptible impact on the character and appearance of this part of the Dirleton Conservation Area.

A new opening, some 3.5 metres in width, would be formed in the east boundary wall of the walled garden of Auburn. A pair of 2.3 metres high steel framed, timber clad (Siberian Larch) gates would be installed at the new opening. The gates would provide access into the rear garden of the existing house of Auburn, which otherwise would be accessed through that existing house. In their proposed position, the new opening and gates would be located at the rear of the proposed vehicular access and parking area that would serve the proposed two units of holiday letting accommodation. In such set back position from Manse Road and positioned between the two proposed buildings there would only be short duration views of the proposed opening and gates when passing the site along Manse Road. There would be nothing unusual in the width and form of the proposed opening and gates, which would be similar to the width of other gateways that can be seen along Manse Road. The boundary walls of the walled garden are listed Category B with the house of Auburn. Although the new opening would result in the removal of a length of the west boundary wall of the walled garden, the majority of that listed boundary wall would remain and the formation of the new opening would not prevent the understanding of the boundary wall as the enclosure of the walled garden, and would not be harmful to the special architectural or historic interest of the boundary walls. Although the proposed gates would be higher than the gates of other such openings on Manse Road, they would be set back from the road and would be positioned between the two proposed buildings and in such locational circumstances, and in that they would maintain the height of the west boundary wall of the walled garden, the gates would not appear harmfully prominent and obtrusive within the streetscape. They would not be harmful to the special architectural or historic interest of the boundary walls or of the listed building of Auburn. By virtue of their size, height, form and appearance, the

proposed new opening and gates would not be an unsympathetic addition to the streetscape. They would not be harmful to the setting of the listed building of Auburn or of the other nearby listed building and would not be harmful to the character and appearance of the area.

All of the proposed alterations and extensions to the existing house would enable the existing house to be brought up-to-date to accommodate modern living standards, whilst retaining significant features of historic interest of the listed building.

In respect of the impact of the proposed development on the setting of the Category A listed Dirleton Parish Church, Gateway and Graveyard Walls, Historic Environment Scotland (HES) advise that they have no comments to make regarding the proposed development.

In their consultation comments during pre-application discussions, HES advise that they would be content with the removal of the later additions to the existing house and with the removal of the existing former gallery/laundry buildings.

In their consultation comments to the associated listed building consent application (Ref. 21/00034/LBC) HES advise that they are pleased that the scale of the proposed extension has been reduced, and that together with improvements to the handling of the historic interior, they now consider the proposals to better retain the significance of the listed building. HES further comment that the proposals do not raise historic environment issues of national significance and therefore they do not object to the application.

Subject to the aforementioned planning controls relating to external finishes, the proposed extensions and alterations to the existing house, the proposed detached garden building, the proposed hardstanding areas and the proposed new opening and gates, by virtue of their size, form, architectural appearance, position and external finishes would, as relevant, be sympathetic, subservient and harmonious additions to the existing house and streetscape that would not harm the architectural character and appearance of the existing house, would not mask or draw focus from any part of the listed building that is of particular special architectural or historic interest and would not result in the loss of any features of special architectural or historic interest of the existing house. Nor would they cause the house as altered and extended to appear harmfully prominent or intrusive within the streetscape or to be harmful to the setting of the listed building of Auburn or the nearby listed buildings of Dirleton Parish Church, Church Hall and Church Session House, and Dirleton House. Nor would they be harmful to the character and appearance of this part of the Dirleton Conservation Area. On these considerations the proposed extensions and alterations to the existing house, the proposed detached garden building, the proposed hardstanding areas and the proposed new opening and gates are consistent with Policies DP2, DP5, CH1 and CH2 of the adopted East Lothian Local Development Plan 2018 and Scottish Planning Policy: June 2014.

It is now necessary to move on to the considerations of the removal of the existing former gallery/laundry buildings and the erection of the two new buildings on the eastern part of the application site.

The buildings in this part of Dirleton are of various sizes, heights, forms, architectural styles and external finishes, though they are of a predominantly dual pitched roofed form with traditional character and features. The existing former gallery and laundry buildings are an exception to this, being of a flat roofed form. They are nonetheless part of the character of this part of the Dirleton Conservation Area.

It is proposed that the existing former gallery and laundry buildings and their associated roadside boundary wall would be removed from the eastern part of the application site to facilitate the erection on that part of the site of two new buildings. Each of the two new buildings would contain a unit of holiday accommodation. The southern-most building would also contain a triple garage for use in association with the existing house of Auburn.

The southern-most building would be predominantly two storey in height with a single storey component at its southern end. At some 6.1 metres in height, its two storey component would be slightly higher by some 0.4 of a metre than the existing two storey component of the existing former gallery/laundry building and the roof pitch of its single storey component would have a shallower pitch, otherwise the proposed building would generally replicate the size, height, scale, massing and form of the existing former gallery/laundry building on the eastern part of the site and would be in keeping with the heights and massing of other buildings in the locality. It would be positioned on the eastern part of the site with its east elevation (roadside) wall on the same alignment with the public road as is the east (roadside) elevation wall of the existing two-storey former gallery/laundry building, and as is the case with that existing building, the east boundary wall of the walled garden would form part of its west elevation wall. The proposed building would have a simple rectangular form and simple architectural detailing with stone string course, base course, and parapet and corner details.

Although the proposed southern-most building would appear architecturally different from the predominantly traditional architectural form and appearance of the houses and buildings of this part of Dirleton Conservation Area, it would generally replicate the size, height, scale, massing and form of the existing former gallery/laundry building on the eastern part of the site, and would be a contemporary interpretation of that existing architectural form. That existing building is an existing component of this part of the Dirleton Conservation Area and thus is part of the character of this part of the Conservation Area.

The frames of its windows would be of double glazed timber construction and its external doors and their frames would also be of timber construction. Other than for the sliding glazed doors of the first floor balcony, the windows of its east (roadside) elevation would be double glazed timber framed casement windows with a two over two or one over one glazing pattern and vertical form. Such pattern of glazing would not be dissimilar to the fenestration of the existing houses of The Glebe on the opposite (east) side of Manse Road. The windows of its north and west elevations would be plain glazed with square or rectangular form that would be of a more contemporary form and appearance. They would not be readily visible in public views or would only be visible in short duration public views. In the limited and short duration views that there would be of these windows they would not appear harmfully prominent or obtrusive within the streetscape. It is proposed that the frames of the windows of the southern-most proposed building would not be painted white but rather would be painted externally in a 'pastel turquoise' colour (RAL 6034) similar to that of the frames of the windows and external doors of the existing former gallery/laundry building. The sliding glazed doors of the proposed first floor balcony would be partially visible in public views from Manse Road however, those doors would be timber framed and would be at first floor level and set back from the edge of the first floor balcony. In this context, although of a different form to other first floor openings in the vicinity, they would be viewed in the context of the different, more contemporary architectural form and appearance of the proposed building and would not be out of keeping with the character of that building or appear harmfully prominent or obtrusive within the streetscape.

Its' palette of external finishes of natural stone base course, lime rendered external walls with stone string course and architectural detailing including window cills, door surrounds and lintels, and timber framed windows and external doors would be in keeping with the palette of external finishes of the existing houses of the area.

The use of zinc roofing material to clad the roof of the proposed southern-most building would be distinctively different from the existing slate and pantile roof cladding of the existing house and neighbouring houses and buildings of this part of the Conservation Area. However, the use of such different material would be appropriate relative to the different architectural style of the proposed building. Furthermore, it would not be dissimilar in appearance and colouring to the roof finishes of existing former gallery/laundry building that would be removed from the site. The zinc roofing material would contrast harmoniously with the slate and pantile roof cladding of the existing house and nearby buildings, in a complementary rather than conflicting manner. By its grey colouring, the zinc roofing would sit harmoniously alongside those existing materials and zinc has for many years been used as a roofing material. The use of such material would not appear harmfully incongruous within the streetscape.

The use of timber cladding for the external finish of parts of the external walls of the southern-most proposed building is not an external finishing material generally evident within this part of Dirleton. However, the (Siberian Larch) timber cladding would only be on a small part of the external walls of the proposed building, and although visible in public views, it would add variety to and would complement the palette of existing external finishes of this part of Dirleton in a complementary rather than conflicting manner. The use of such material would not appear harmfully incongruous within the streetscape.

The proposed southern-most building would incorporate a triple garage at ground floor level to serve the existing house of Auburn, and there would be three vehicular doors on its east (roadside) elevation wall. The proposed vehicular doors would be of steel roller construction with a woodgrain finish and would be painted externally in a 'pastel turquoise' colour (RAL 6034). The existing former gallery/laundry building has a large pair of sliding vehicular doors on its east (roadside) elevation in a similar location towards its southern end and there are other larger openings further north on that elevation wall that provide access and openings onto the enclosed yard between the two existing buildings. In their position on the east elevation of the proposed southern-most building, the proposed three garage doors would be readily visible in public views from Manse Road. Although they would be positioned alongside each other on that elevation of the proposed building, by virtue of their size, form and appearance and by their painted woodgrain effect finish, they would not appear overly dominant or obtrusive on that roadside elevation and in the context of the different architectural form and appearance of the proposed building, they would not cause the proposed building to appear harmful within the streetscape.

Subject to controls on its external finishes, including the colour of its rendered finish, details that could be controlled by a condition(s) of a grant of planning permission, the proposed southern-most building, by virtue of its size, height, scale, massing, form, positioning and external finishes, would not appear harmfully prominent or obtrusive within the streetscape and would not be harmful to the character and appearance of the area.

The proposed northern-most building would comprise one unit of holiday accommodation. It would be single storey in height with accommodation in its roof space. It would have a roughly rectangular shaped footprint with a dual pitched roof with its roof ridge positioned parallel to the public road in the same manner as the roof ridge

of the house of Beadles Cottage to the north. Its footprint would be similar in size to the existing flat roofed single storey building on that part of the site. At some 6.2 metres in height to its roof ridge, and taking into account the slight downward slope of Manse Road in a northerly direction, the proposed northern-most building would be some 1 metre higher than the house of Beadles Cottage. At such height however, it would be in keeping with the single storey and two storey heights of the houses and buildings in the locality and would not appear out of keeping with the heights of the buildings in the locality. It would not at such height and by its 10 metres distance away from the south elevation of Beadles Cottage, and with the intervening land of the application site and of the driveway of Beadles Cottage between, it would not appear harmfully overbearing to the occupiers of that neighbouring property. Furthermore, at such heights, the proposed two buildings would display a subtle gradual stepping down of the roof heights of the buildings on the east side of this part of Manse Road from a two storey height of the southern-most proposed building to the single storey height of Beadles Cottage to the north of the site. At such height and in such position, and with its similar sized footprint and with its east (roadside) elevation positioned on alignment with the position of the east (roadside) elevation wall of the existing building on that part of the application site, and with its traditional dual pitched roofed form, the proposed northern-most building, although of a greater height and massing than the existing building on that part of the site, would be in keeping with the size, height, scale, massing and architectural form of other buildings in the locality.

The proposed northern-most building would generally be of a traditional dual pitched roof form with stone window cills, and door surround/lintel. The windows of its east (roadside) elevation would be of a traditional timber framed multi-paned appearance with through astragals and would be white painted. Those of its other elevations would be of a more contemporary appearance with timber frames. Although some of those windows would be visible in public views, such views would be of short duration and primarily perpendicular to the public road and in this they would not be harmful to the character and appearance of the proposed building or of the streetscape. Its palette of external finishes of natural slates for its roof, lime render for its external walls, natural stone base course, window cills and door surround/lintels, and timber framed windows and external doors would be in keeping with the palette of external finishes of the existing houses of the area.

The use of zinc roofing material to clad the roof of the small projecting component on its west elevation and the cheeks, facing and roof of the flat roofed dormer on its west elevation roof slope would be distinctively different from the existing slate and pantile roof cladding of the existing house and neighbouring houses and buildings of this part of the Conservation Area. However, by its grey colouring, the zinc roofing would contrast harmoniously with the slate roof finish of the dual pitched roof of the proposed building and with the slate and pantile roof cladding of the existing house and nearby buildings, in a complementary rather than conflicting manner and would sit harmoniously alongside those existing materials. Moreover, in that the zinc roofing material would be used on the west (rear) elevation of the proposed building it would not be readily visible in public views, other than from the burial ground of the church to the west. Accordingly, the use of such material would not appear harmfully incongruous within the streetscape.

Subject to the roof windows of its east and west elevation roof slopes being fitted as flush as possible with the upper surface of the roof into which they would be installed and controls on its external finishes, including the colour of its rendered finish, details that could be controlled by a condition of a grant of planning permission, the proposed northern-most building, by virtue of its size, height, scale, massing, form, positioning and external finishes, would not be out of keeping with the character and appearance of the area and would not appear harmfully dominant, prominent or obtrusive within the

streetscape.

The new hardstanding area in the form of the parking area between the proposed two buildings would be finished with monobloc paving. In its position immediately abutting the west side of Manse Road, the proposed hardstanding area would be readily visible in public views. By its ground level form and in its position between the proposed two buildings, and seen as it would be in the context of those proposed two buildings, the proposed hardstanding area would not be an untypical feature within the streetscape, where some off-street parking areas are visible in public views. Hard surfaced areas in this part of the Conservation Area are finished with a variety of materials, including gravel and tarmac. There are also areas of monobloc paving within the development of The Glebe on the east side of Manse Road. Subject to the monobloc paving to be used to surface the proposed hardstanding area being appropriate in terms of its appearance, texture and colour, a detail that could be controlled by a condition attached to a grant of planning permission, the proposed hardstanding area would not, by virtue of its size, form, appearance, surface finish and positioning, be an unsympathetic addition to the streetscape and would not be harmful to the character and appearance of the area or of this part of the Conservation Area or the setting of the nearby listed buildings.

Although the removal of the existing former gallery/laundry buildings would result in the removal of a length of natural rubble stone wall from the streetscape of Manse Road, that length of wall is not a boundary wall but rather is a part of the existing building that is proposed to be demolished/removed. At its short length of some 7.5 metres, and in that it is partially screened in views from the south by the existing trees that are to the south of the application site, the loss of this area of stone wall would not have a detrimental impact on the character and appearance of this part of the Conservation Area or the setting of the listed building of Auburn.

An existing 8 metres length of 2.5 metres high rubble stone boundary wall that presently abuts the north elevation of the existing former laundry building on the eastern part of the site, is proposed to be taken down and relocated some 3.7 - 4.0 metres further to the north along the north boundary of the site with the driveway of the existing house of Beadles Cottage. Although covered with vegetation and directly abutting the north elevation of the existing building, the length of rubble stone wall is part of the character of this part of Manse Road. The proposals are not for its removal but rather they are for its relocation and rebuilding at the same height but some 3.7 - 4.0 metres further to the north. Subject to the rubble stone of the dismantled length of wall being re-used, where possible, in the rebuilding of the length of wall in its proposed position and if any new rubble stone is required to be used that new rubble stone being natural stone to match as closely as possible the coursing, texture, colour and facing of the natural rubble stone of the existing wall, details that could be controlled by a condition attached to a grant of planning permission, the dismantling and rebuilding of the length of wall would not, by virtue of its height, form, appearance, external finish and positioning, have a harmful impact on the character and appearance of the streetscape or this part of the Dirleton Conservation Area or the setting of any nearby listed buildings.

Although the proposed two buildings would be of distinctly different architectural form and appearance, the streetscape of this part of Manse Road and thus also this part of the Conservation Area already displays a mixed character of architectural form and finishes. In this context, it is not essential that the proposed two buildings have the same architectural character, form and appearance. The proposed southern-most building would reflect the existing character and form of the existing former gallery and laundry building whereas the proposed northern-most building would be of a more traditional character similar to that of the house of Beadles Cottage to the north. The use of some of the same external finishes of lime render and natural stone would ensure that the two

buildings would sit comfortably alongside each other, and that together they would sit comfortably alongside the other buildings of this part of Manse Road and of the Conservation Area.

Due to their positioning on the eastern part of the application site, the proposed two new buildings and their associated development would not have a detrimental impact on principal views of, and thus, the setting of, the listed buildings of Dirleton Parish Church, walls and graveyard, Dirleton Parish Church Hall, the Church Session House or the War Memorial in views from the open space of Church Green to the south. The proposed two new buildings and their associated development would be visible in views of the Category A listed building of Dirleton Parish Church, walls and graveyard from the east from Manse Road. Such views of the Parish Church from this part of Manse Road are not views of its principal elevation but rather are views of the tower and roofscape of the listed building, and such views are primarily seen for the most part in views above and between the existing buildings of this part of Manse Road. In that the southern-most proposed building would generally replicate the height and form of the existing former gallery and laundry building on that part of the site, the proposed building would therefore have no different impacts on the views of the church tower and roofscape than does that existing building. Although the additional height of the proposed northern-most building would be an addition to the streetscape on this part of Manse Road and inevitably be seen in views of the church tower and roofscape, such views of the church tower and roofscape are critical to the understanding of the setting of the listed building and the church tower and roofscape would continue to be viewed in the gaps between the proposed northern-most building and Beadles Cottage and between it and the proposed southern-most building. Accordingly, the proposed two new buildings and their associated development would not have a harmful impact on the setting of the Category A listed building of Dirleton Parish Church, its walls and graveyard in views from the east. Nor due to the intervening distance and trees would the proposed two new buildings and their associated development have a detrimental impact on the setting of the listed building of Dirleton House to the southeast.

Historic Environment Scotland has been consulted on the application and advises that they have no comment to make regarding the proposals on the matter of their impact on the setting of the adjacent Category A listed buildings of Dirleton Parish Church, Gateway and Graveyard Walls.

On the matter of the retention and protection of the existing cast iron trough/water pump and lamppost raised by one of the representations, these items are located on the triangular shaped treed area to the south of the site. Other than the lamppost, these items are located outwith the application site and the application drawings do not show these items to be removed, rather they are shown to be retained in situ. In their locations at the roadside edges of the treed area of land these features contribute positively to the character of this part of the Conservation Area and they may be susceptible to damage from construction vehicle movements. The requirement to retain these historic features of this part of the Conservation Area and to protect them during construction work on the site could be controlled by a condition attached to a grant of planning permission.

The proposed development, by its size, scale, design and density, would be sympathetic to its surroundings and would not be an overdevelopment of the site. As development appropriate to its place, subject to condition controls on their external finishes including colour(s), by virtue of their size, height, scale, massing, form and external finishes, the proposed two buildings and the associated works would not have a detrimental impact on the character and appearance of this part of the Conservation Area or on the setting of the nearby listed buildings. The site is of a size that could accommodate all of the proposed development including vehicular access and parking and the proposed

development would not result in the loss of open space important to the recreation and amenity requirements of the area.

Accordingly, on these matters of design and impact on heritage assets, the proposed development does not conflict with Policies DP1, DP2, DP5, DP7, CH1 and CH2 of the adopted East Lothian Local Development Plan 2018, and Scottish Planning Policy: June 2014.

The **Council's Archaeology Officer** advises that the proposed development includes the demolition of significant elements of a historic listed structure, which forms an important part of the historic nature of the village of Dirleton, and that a Programme of Works (Historic Building Recording) should be undertaken to mitigate the impacts of the proposed development on the Historic Environment. This can be secured through a condition attached to a grant of planning permission for the proposed development. This approach is consistent with Scottish Planning Policy: June 2014 and Policy CH4 of the adopted East Lothian Local Development Plan 2018.

Moving on to the considerations of the proposed holiday accommodation use. Notwithstanding that the Conservation Area Statement and the Design and Access Statement, at times, refer to the proposed two new buildings as residential dwellings, the application form states that the two new buildings would be used as units of holiday accommodation and the applicant's agent has confirmed in an email that their use would be as two units of holiday letting accommodation and not as permanent residential dwellinghouses.

The application site is located within an area covered by Policy RCA1 of the adopted East Lothian Local Development Plan 2018, which states that the predominantly residential use of the area will be safeguarded from the adverse impacts of uses other than housing. Development incompatible with the residential character and amenity of the area will not be permitted.

It is proposed to provide a total of two three-bedroom units of holiday letting accommodation within the two new buildings to be erected on the east side of the application site (i.e. one unit of holiday letting accommodation within each of the two new buildings).

The site of the proposed two units of holiday letting accommodation is located within the settlement boundaries of the village of Dirleton and within an area identified as being predominantly of residential character and amenity. The existing house of Auburn has five bedrooms. The authorised use of the buildings on the eastern part of the application site is as a gallery and café, and prior to that they were used as a laundry. Those former commercial uses would have operated from the site within this part of the built form of the village of Dirleton.

The proposed two units of holiday letting accommodation would be a commercial tourism use. In their location as part of the built form of the village of Dirleton, the proposed two units of holiday letting accommodation would be located close to local facilities and services. They would be some 300 metres away from bus stops on the B1345 public road, and would be some 2 miles away from the railway station at North Berwick and some 3 miles away from the railway station at Drem.

In their use as holiday letting accommodation, the use of the proposed two units of holiday letting accommodation would not be dissimilar to the operational use of a house. The proposed holiday letting use is a use that inherently should not generate extraordinary activity harmful to the amenity of neighbouring residential properties in the

locality and thus the proposed holiday letting use would not in principle result in activity harmful to the amenity to any neighbouring residential properties. Nor would it be inappropriate to or incompatible with the predominantly residential use of the area. It would not have an adverse impact on the residential character and use of the area.

The Council seeks where possible, in principle, to support existing and new business enterprises in East Lothian where they would not otherwise be contrary to development plan policies. One of the key aims of the adopted East Lothian Local Development Plan 2018 is to assist the development of tourism and leisure uses, and their contribution to the economic prosperity of East Lothian. The Local Development Plan seeks to ensure through appropriate policies that a balance is found between the encouragement of tourism and the economic benefits it provides, and the protection of, for example, important landscape and nature conservation interests. Proposals for all tourism related development, including holiday accommodation, should be assessed against relevant Local Development Plan policies.

Economic development is a key priority for East Lothian and is at the forefront of the East Lothian Partnership Plan 2017-27, and the East Lothian Community Planning Economic Development Strategy (EDSI) 2012-22 is a reflection of the priority placed on economic development and acts as a guiding framework for future activities. Two major strategy goals of the EDSI are to increase the number of businesses in East Lothian with growth potential and to increase the proportion of East Lothian residents working in and contributing to East Lothian's economy and to increase East Lothian's jobs by an additional 7,500.

The EDSI 2012-22 outlines the importance of tourism to the East Lothian economy with the objective "to become Scotland's leading coastal, leisure and food and drink destination". It identifies tourism as a key sector in terms of employment opportunities and bringing visitors and visitor spend into the local economy, and seeks to increase the numbers of visitors to the area through strong transport links and high quality accommodation to encourage day visitors to stay overnight.

In an email from the applicant's agent it is explained that it is unlikely that the proposed holiday accommodation use would create direct employment, as it is the applicant's intention to manage the operation themselves, however, the applicant's would seek to use local trades and companies for the functions of cleaning, window cleaning, general maintenance and other supplies.

Based on the information provided with the application, although the proposed holiday accommodation use would be unlikely to create direct job roles, once operational it would nonetheless contribute to the tourism accommodation offer of East Lothian and would be likely to have the potential to help to support other local businesses within its supply chain. The proposed holiday accommodation would help to promote tourism within the County and increase the supply of holiday accommodation. In this the proposed development would be likely to support the following strategic goals and objectives of the Economic Development Strategy 2012-2022: (i) to increase the proportion of East Lothian residents working in and contributing to East Lothian's economy; (ii) to increase the number of businesses in East Lothian with growth potential; (iii) to be Scotland's leading coastal, leisure and food and drink destination; and (iv) to provide high quality employment pathways for East Lothian's workforce. Accordingly, the proposed development would generate increased visitor numbers to East Lothian and add value to the local economy. On these foregoing considerations and in these particular circumstances, it is therefore not unreasonable to assume that such proposed holiday accommodation units would be likely to positively contribute towards the wider economy and tourist industry of East Lothian.

Although the proposed two holiday accommodation units are promoted as self-catering holiday letting accommodation they would nevertheless be capable of being used as permanent residential dwellinghouses. As units of holiday letting accommodation, their use would be consistent with development plan policy. However, due to their proximity to each other, being separated by a distance of less than 9 metres between their directly facing windows, and designed and laid out as they would be with family sized accommodation with no private amenity space, if occupied as permanent residences or independent dwellinghouses, the proposed two units of holiday accommodation would not afford the occupiers of them with a sufficient amount of privacy and amenity required by permanent residences/independent dwellinghouses.

However, the proposed two holiday accommodation units are not promoted for use as permanent residences or independent dwellinghouses. Rather they are promoted for use as short stay holiday letting accommodation. In their use as holiday letting accommodation, the people occupying them would only be staying for relatively short periods of time. Therefore, if planning permission is to be granted for the use of the proposed two holiday accommodation units then it should be subject to the occupancy of them being restricted to short term letting only.

To prevent the proposed two holiday accommodation units from being used as separate permanent residences or independent dwellinghouses, the occupation of them should be restricted solely to short term lets of not more than 28 days and each cottage and cabin should not be re-let to the party who last occupied it anytime within a period of two months after that previous time of occupancy. This control can be imposed as a condition attached to a grant of planning permission.

Therefore, subject to the aforementioned planning controls on the matter of occupancy of the proposed two units of holiday accommodation, and subject to the proposals being acceptable on other relevant planning policies and in considering other material considerations, the proposed use of the proposed two new buildings as holiday accommodation units would not be contrary to Policy RCA1 of the adopted East Lothian Local Development Plan 2018.

Local Development Plan Policies DP2 and DP7 require, amongst other considerations, that new development should not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking.

On the matter of the impact of the alterations and extensions to the existing house and the erection of the proposed two holiday accommodation units and the proposed garage on daylight and sunlight on neighbouring properties, guidance is taken from "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" by P.J. Littlefair.

By virtue of their height, positioning and distance away from neighbouring residential properties, the proposed alterations and extensions to the existing house of Auburn would not, in accordance with the Guide, give rise to harmful loss of daylight or sunlight to any neighbouring residential properties and therefore would not have a harmful affect on the residential amenity of them.

On the matter of sunlight, by virtue of their positions, and due to their height and orientation, the proposed two units of holiday accommodation and the proposed garage would result in some overshadowing of the rear (north) garden of the existing house of Auburn and the front (west) gardens of the houses of 1, 2 and 3 The Glebe. However, that overshadowing would not be such that it would result in a harmful loss of sunlight to the gardens of those neighbouring properties.

On the matter of sunlight, by virtue of its position, and due to its height and orientation, the proposed two-storey building comprising one of the proposed two units of holiday letting accommodation and the proposed triple garage that would serve the existing house of Auburn would not, in accordance with the Guide, give rise to harmful loss of sunlight to the neighbouring residential property of Beadles Cottage.

On the matter of sunlight, by virtue of its position, and due to its height and orientation, the proposed building comprising the second unit of holiday letting accommodation (the northern-most unit of holiday letting accommodation) and the re-located length of boundary wall would result in some overshadowing of the area of garden ground to the south side of the neighbouring residential property of Beadles Cottage to the north. However, the area of garden ground affected is used as a gravel driveway and parking area, rather than as a private garden for that neighbouring house, and thus that overshadowing would not be such that it would result in a harmful loss of sunlight to the garden of that neighbouring property. The private garden area of the house of Beadles Cottage is primarily located to the west of the northern part of that house.

On the matter of daylight, by virtue of their height, positioning and distance away from neighbouring residential properties, the proposed two units of holiday accommodation and the proposed garage would not, in accordance with the Guide, give rise to harmful loss of daylight to the neighbouring residential properties of Auburn or the houses of 1, 2 and 3 The Glebe.

On the matter of daylight, by virtue of its position, and due to its height and orientation, the proposed two-storey building comprising one of the proposed two units of holiday letting accommodation and the proposed triple garage that would serve the existing house of Auburn would not, in accordance with the Guide, give rise to harmful loss of daylight to the neighbouring residential property of Beadles Cottage.

On the matter of daylight, the proposed building comprising the second unit of holiday letting accommodation (the northern-most unit of holiday letting accommodation) would be positioned in line with and some 10 metres away from the south elevation of the existing neighbouring residential property of Beadles Cottage and the relocated boundary wall would also be positioned in line with and some 6 metres away from that south elevation. There is an existing ground floor window in the existing south elevation of Beadles Cottage. That window serves a bedroom/study. By virtue of its height and positioning, the proposed building comprising the second unit of holiday letting accommodation (the northern-most unit of holiday letting accommodation) would give rise to a loss of daylight to that existing ground floor window of the south elevation of Beadles Cottage. However, the room that the window serves is also served by a further window on the east elevation of Beadles Cottage. Thus the loss of daylight to the bedroom/study would not result in harm to the amenity of the occupiers of the house of Beadles Cottage.

Accordingly, on the matters of the impact of the proposed development on sunlight and daylight received by neighbouring properties, the proposed development would not cause harmful loss of daylight or sunlight to the neighbouring residential properties and therefore would not have a harmful affect on the residential amenity of those properties. In turn, the existing house as it is proposed to be altered and extended would continue to receive a sufficient amount of daylight and its garden a sufficient amount of sunlight. The proposed two units of holiday accommodation would also receive a sufficient amount of daylight and sunlight.

In assessing whether or not a proposed new development would result in harmful

overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new building and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new building and the windows of existing neighbouring residential properties.

None of the ground floor and first floor windows and glazed doors of the proposed alterations and extensions to the existing house of Auburn would be within 9 metres of the garden ground of any neighbouring residential property or within 18 metres of any directly facing windows of any neighbouring residential property.

The north elevation of the proposed building comprising the second unit of holiday letting accommodation (the northern-most unit of holiday letting accommodation) would be positioned in line with, and some 10 metres away from, the south elevation of the existing neighbouring residential property of Beadles Cottage. There would be a pair of sliding patio doors with flanking windows at ground floor level of that proposed north elevation. Those glazed doors and windows would be less than 9 metres away from an area of garden ground of the existing house of Beadles Cottage and would be less than 18 metres away from an existing ground floor window of the south elevation of Beadles Cottage. That existing window serves a bedroom/study of the house of Beadles Cottage. It is proposed that an existing boundary wall, some 2.5 metres in height, would be relocated to a position some 4 metres to the north of the north elevation of the proposed building comprising the second unit of holiday letting accommodation (the northern-most unit of holiday letting accommodation) along the boundary between the application site and the property of Beadles Cottage. At such height, the relocated boundary wall would be of a sufficient height to prevent harmful overlooking between the ground floor windows and glazed doors of the north elevation of the proposed building and the existing ground floor window of the south elevation of Beadles Cottage. The area of garden ground to the south of the existing house of Beadles Cottage is in use as a gravel surfaced driveway and parking area, rather than as a private garden for that neighbouring house, and is already readily visible in public views from Manse Road to the east. Thus, any overlooking of that area of garden ground would not be harmful to the amenity of the occupiers of Beadles Cottage. Furthermore, the proposed relocated boundary wall would, in any event, prevent overlooking of the area of garden ground to the south of the existing house of Beadles Cottage.

There would be ground floor windows and first floor windows and glazed doors, and roof windows in the east elevations of the buildings comprising the proposed two units of holiday accommodation and the proposed garage. Those windows, glazed doors and roof windows would face towards the public road of Manse Road to the east. All of those windows, glazed doors and roof windows would be more than 9 metres away from the front (west) gardens of the neighbouring properties of Nos. 1 and 2 The Glebe to the east, and furthermore those gardens, including the covered terraces of the west elevations of those houses, are already readily visible from the public footpath on the east side of Manse Road.

All of the ground floor and first floor windows and the roof windows of the east elevations of the buildings comprising the proposed two units of holiday accommodation and the proposed garage are less than 18 metres away from ground floor and first floor windows of the west elevations of the houses of Nos. 1 and 2 The Glebe to the east. The ground floor windows of the west elevations of the houses of Nos. 1 and 2 The Glebe and the covered terraces of those west elevations are already readily visible in public views from the public footpath, which is some 1.9 - 4.2 metres away from the west elevations and terraces of those existing houses. The first floor windows of the west elevations of the

houses of Nos. 1 and 2 The Glebe are either bathroom windows fitted with obscure glazing or are high level windows providing light to ground floor living rooms, which are already readily visible in public views from the public footpath. Thus, in these circumstances, in that the existing windows of the houses of Nos. 1 and 2 The Glebe are already overlooked from the public footpath, the ground floor and first floor windows and the roof windows of the east elevations of the buildings comprising the proposed two units of holiday accommodation and the proposed garage would not allow for harmful overlooking of the neighbouring houses of Nos. 1 and 2 The Glebe.

Albeit that it is concluded that there would be no harmful overlooking between the east elevation windows of the proposed buildings and the west elevation windows of the existing houses of Nos. 1 and 2 The Glebe, the existing 1.6 - 2.0 metres high roadside hedgerow, which is positioned to the west side of the public footpath on the east side of Manse Road would provide screening at ground floor level between the proposed and existing buildings.

The first floor sliding doors of the east elevation of the proposed building comprising the southern-most of the two units of holiday accommodation and the proposed garage would provide access to a first floor balcony of the proposed holiday accommodation unit. Those first floor glazed doors would be more than 9 metres away from the garden of the neighbouring residential house of No.1 The Glebe and would not be within 18 metres of any directly facing windows of that house. The first floor balcony would be less than 9 metres away from the southwest corner of the front (west) garden of the house of No.1 The Glebe. However, that area of garden ground is already visible in public views from the public footpath on the east side of Manse Road as well as from Manse Road itself. The proposed balcony would not be within 18 metres of any directly facing windows of the house of No.1 The Glebe. Thus, in that the garden area is already overlooked, any overlooking from the proposed balcony would not be harmful to the amenity of the occupiers of No.1 The Glebe.

The south elevation of the proposed building comprising the southern-most of the two units of holiday accommodation and the proposed garage would face towards a treed area of land and beyond that towards a part of Manse Road and the Church Green. Thus the windows and balcony of the south elevation of that proposed building would not be within 9 metres of any neighbouring garden ground or within 18 metres of any directly facing windows of a neighbouring residential property.

The north elevation of the proposed building comprising the southern-most of the two units of holiday accommodation and the proposed garage would be only some 8.7 metres away from the south elevation of the proposed building comprising the second unit of holiday letting accommodation (the northern-most unit of holiday letting accommodation), and would be separated by a parking area. There would be windows and doors in those directly facing elevations. However, the proposed buildings are not promoted as private residential properties. Rather they are promoted as units of holiday letting accommodation. In their proposed use as holiday letting accommodation, it is not necessary to provide the proposed buildings with the same high level of requirements for privacy and amenity as is required for a private residential house. Thus, although there would be less than 9 metres between directly facing windows and doors of the proposed two holiday accommodation units, such overlooking would not be harmful in their use as units of holiday accommodation.

The west elevations of the proposed buildings comprising the proposed two units of holiday accommodation and the proposed garage would directly abut the boundary of the rear (north) garden of the existing house of Auburn. There would be ground floor and first floor windows and roof windows in the west elevations of the proposed buildings.

The application drawings show all of the windows and roof windows of the west elevations of the proposed two units of holiday accommodation and the proposed garage to have their bottom sill a minimum of 1.8 metres above the finished floor level of the room served by each window. Subject to such detail, the proposed buildings comprising the proposed two units of holiday accommodation and the proposed garage would not allow for harmful overlooking of the garden of the existing house of Auburn.

Although the proposed two units of holiday accommodation would not harmfully overlook the existing house of Auburn and its associated garden ground, the proposed holiday accommodation use would nonetheless be operated in close proximity to the existing house and garden of Auburn. The only external access to the private rear garden of that existing house that would not involve access through the existing house would be through the proposed new opening to be formed in the east boundary wall of the garden. The access to that new opening would only be across the proposed parking area between the proposed two holiday accommodation units. The access through the proposed access gates into the rear (north) garden of the house of Auburn could only be taken when no vehicles were parked on the parking area of the proposed holiday accommodation units. By the location of this proposed new opening and access into the private garden of the existing house of Auburn there is a close interrelationship between the existing house and garden and the proposed holiday accommodation use, and in such positional circumstances the proposed two holiday letting accommodation units could not be independently used of the existing house without harmfully impacting on the residential amenity of the occupiers of the house. Therefore in order to ensure the compatibility of uses at Auburn the proposed two holiday letting accommodation units should be operated by the occupiers of the existing house of Auburn. This control can be imposed as a condition attached to a grant of planning permission. The applicants have indicated that it is their intention to operate the holiday accommodation use themselves and the applicant's agent has been made aware of this proposed conditional control and has confirmed the applicants agreement to this form of control.

As the application site is within the Dirleton Conservation Area, once built, no additional windows or other openings could be formed in the north elevation of the building containing the northern-most unit of holiday letting accommodation or in the west elevations of each of the proposed buildings containing the proposed two units of holiday letting accommodation and the proposed garage, respectively, without the need for planning permission, and thus the control of the Planning Authority.

Subject to the aforementioned planning controls, on the foregoing matters of overshadowing and overlooking the proposed development is consistent with Policies DP2 and DP7 of the adopted East Lothian Local Development Plan 2018.

The **Council's Senior Environmental Health Officer** raises no objection to the proposed development on matters of amenity.

The **Council's Environmental Health Officer (Contaminated Land)** advises that, given the previous use of part of the site as a laundry, there is the potential for localised areas of contamination on the site, such as asbestos, chemical/fuel spillages from former storage tanks and areas of made ground. Thus, due to the nature of the proposed development (extension to existing house and new build holiday accommodation), further information is required to determine the ground conditions and potential contamination issues impacting on the site (with the minimum of a Phase I Geo-environmental Assessment being carried out). This requirement can be controlled by a condition attached to a grant of planning permission. Subject to such planning control the Environmental Health Officer (Contaminated Land) raises no objection to the proposed development.

Access to the proposed development would be taken from the public road of Manse Road. On-site parking for two cars for the existing house of Auburn is provided to the south of the single storey east wing of the house, and such parking spaces would continue to serve that existing house. On-site parking spaces for two cars to serve the proposed two holiday accommodation units would be provided on the area of land between the two new buildings that would contain those units of holiday letting accommodation. Access to those two parking spaces would be taken from the west side of Manse Road.

In terms of their location and accessibility, the proposed two units of holiday letting accommodation would be within the village envelope of Dirleton and would be located close to local facilities and services, including nearby public transport links and footpath and cycling networks, as well as being accessible by private vehicle.

The Transport Statement (dated January 2021) submitted with the application has been reviewed by the **Council's Road Services**.

Road Services advise that the traffic survey within the submitted Transport Statement is reasonably representative and although carried out during the winter months and during Covid-19 restrictions, those restrictions encouraged people to stay local and use active travel means and it would not therefore be reasonable to assume that vehicular traffic would be any greater at other times of the year as there is no destination other than private residential properties and agricultural fields accessible via Manse Road.

In respect of the proposed two holiday letting accommodation units, Road Services advise that although ELC Standards for Parking do not have specific rates for holiday letting accommodation it is not unreasonable to apply the rates for residential properties of a similar size, and in applying that standard the proposed development would have a requirement for 3 on-site parking spaces. Road Services go on to comment that although the application drawings propose only 2 on-site parking spaces to serve the proposed two units of holiday letting accommodation (i.e. one parking space for each unit) it is necessary to consider the existing authorised use of the buildings on the eastern part of the site as a gallery and café and that such use operated from the site without the benefit of any designated on-site parking and could recommence within those existing buildings. Such existing authorised use of the existing buildings on the site as a gallery and café would have a requirement for 4 on-site parking spaces. Road Services advise that, taking into account that the existing authorised use of the building has a requirement for 4 on-site parking spaces and that no designated on-site parking spaces are provided, although the proposed layout would provide only 2 of the required 3 on-site parking spaces, it would not be reasonable to insist that 3 on-site parking spaces be provided. Thus, Road Services advise that the 2 on-site parking spaces would be sufficient provision to serve the proposed two holiday letting accommodation units.

Road Services also advise that a visibility splay of 2 metres by 20 metres should be provided and maintained for each of the proposed two on-site parking spaces and that the application drawings satisfactorily show this.

Road Services also advise that the visibility from the proposed three vehicular garage doors of the east elevation of the southern-most proposed building would be satisfactory, noting that there is one existing vehicular garage door on the existing building on this part of the site and that the addition of two more vehicular garage doors in this locality on Manse Road would not have a detrimental effect on the operation or safety of the surrounding road network given their likely occasional use. Road Services further advise that the proposed vehicular garage doors of the east elevation of the southern-most

proposed building should be of a type that would not open outwards or encroach into the footway or road. This requirement could be controlled by a condition of a grant of planning permission. The vehicular garage doors detailed on the application drawing would be of a roller-shutter style opening.

In respect of the alterations and extensions to the existing house of Auburn, Road Services advise that those proposed alterations and extensions would have no effect on the parking requirement for that existing house and the existing on-site parking provides is adequate.

Road Services further advise that, due to the narrow width of Manse Road at the location of the application site and it being the primary access to other residential properties, a Construction Method Statement should be submitted and approved by Road Services for the proposed development. They also advise that a Green Travel Plan to minimise private car trips and to encourage use of alternative modes of transport should be provided.

The **Council's Road Services** raises no objection to the proposed development subject to the imposition of planning conditions to:

- i. secure the visibility splays at the proposed 2 on-site parking spaces to serve the proposed two units of holiday letting accommodation;
- ii. that the 2 on-site parking spaces to serve the proposed two units of holiday letting accommodation have minimum dimensions of 2.5m wide by 5.0m long and that they be positioned centrally between the building in the manner shown on the application drawings and that the outside lateral edges of the area of land between the proposed two units of holiday letting accommodation be defined by a low profile permanent fixture to restrict the parking of vehicles in a position which achieves optimum visibility;
- iii. the submission and approval of a Green Travel Plan for the proposed two units of holiday letting accommodation; and
- iv. the submission and approval of Construction Method Statement.

The requirement for these controls can be secure through conditions.

Accordingly, on these considerations, the proposed development does not conflict with Policies T1 and T2 of the adopted East Lothian Local Development Plan 2018.

The proposed development is for tourism development and would have a gross floor area exceeding 100 square metres. Policy DEL1 (Infrastructure and Facilities Provision) of the adopted East Lothian Local Development Plan 2018 requires that development proposals of this size and type, where relevant, makes appropriate provision for infrastructure and community facilities required as a consequence of their development in accordance with Scottish Government Circular 3/2012 (or any revision).

In this case, as tourism development, the proposals should be considered against requirements for the provision of transport infrastructure as set out in the Developer Contributions Framework Supplementary Guidance of the adopted East Lothian Local Development Plan 2018.

In the case of the proposals, the Planning Obligations Officer advises that there would be no justification to seek cumulative transport contributions towards the seven transport interventions as the application site would be outwith the 1.2km buffer of the Segregated

Active Travel Corridor and therefore a contribution would not be justified. Furthermore, the site is a windfall proposal and has not been included as part of the assessment of the Local Development Plan Cumulative Transport Appraisal. This scale of employment related development in Dirleton is unlikely to generate a significant number of peak-time trips at the locations identified for the LDP transport interventions for which contributions are sought through Policy DEL1, and therefore the level of relationship between the development and the interventions is likely to be 'de minimus' and no contributions are justified. Thus, in the particular circumstances of this application, there is no requirement for developer contributions towards transport infrastructure and the proposals do not conflict with Local Development Plan Policy DEL1.

Vehicular and pedestrian access to the application site would be taken from Manse Road. A Core Path/Public Right of Way and the John Muir Way passes along Manse Road to the east of the application site. Manse Road also provides vehicular and pedestrian access to the residential properties of The Glebe to the east of the application site and some five other properties to the north of the application site. The **Council's Access Officer** raise no objection to the proposals noting that although the John Muir Way runs adjacent to the site, the road provides access to a number of other properties and it is unlikely that access would be blocked.

There are fruit trees and other small trees on the application site in the north (rear) garden of the existing house of Auburn. Those trees are not protected by a tree preservation order. The trees on the triangular shaped area of land to the south of the application site are protected by Tree Preservation Order (TPO) No. 4. There is a further area of trees located outwith the site to the east/southeast on the opposite side of Manse Road at the property of Dirleton House, which are also protected by Tree Preservation Order (TPO) No. 4.

Through the procedure for tree works within a Conservation Area, a number of small trees have been removed from the north (rear) garden of the existing house of Auburn, primarily from the west boundary of that rear garden but also some of the existing fruit trees of the orchard. Those trees were identified as not being in good health and being located too close to the west boundary wall of the garden. The removal of those trees does not form part of the assessment of this application.

Other than the removal of the small trees from the north (rear) garden of the existing house of Auburn as explained in the paragraph above, it is not proposed that any other trees on or outwith the site would be felled.

The Tree Survey and Arboricultural Implication Assessment (dated 19th November 2021, prepared by Donald Rodger Associates Ltd) proposes: (i) that tree 594 (lime) be reduced in height by 25% in order to reduce its weight and wind resistance, and that epicormics growth and low branches also be removed from this tree; and (ii) the removal of a cluster of epicormics growth from tree 597 (chestnut).

In his initial consultation response, the **Council's Policy and Strategy Officer** raised concerns that the proposed flat roofed link extension that would wrap along the south elevation of the southern-most proposed new building would be within the root protection area of one of the mature trees (tree 594) that is located on the triangular shaped area of land to the south of the application site, which is protected by Tree Preservation Order (TPO) No. 4, and that such development would have a deleterious effect on the tree's health, vigour and structural integrity, and that due to the proximity of the tree (594) to the proposed development its canopy would overhang the proposed new building and extension with potential pressure for on-going crown reduction works to the protected tree as it continues to grow.

Subsequently the applicant's agent has submitted an amended Tree Survey and Arboricultural Implication Assessment (dated 19th November 2021, prepared by Donald Rodger Associates Ltd) and a Foundation Appraisal Report (dated 24/08/2021, prepared by Will Rudd Davidson Glasgow Ltd).

The Landscape Officer advises that the amended Tree Survey and Arboricultural Implication Assessment (dated 19th November 2021, prepared by Donald Rodger Associates Ltd) clearly states that the roots of tree 594 or any other tree on the triangular shaped area of land to the south of the application site would not be impacted by the proposed development and thus that the report is satisfactory. Subject to the proposed development being carried out in accordance with the tree report and for arboricultural monitoring throughout the construction process, the Landscape Officer raises no objection to the proposed development being satisfied that there would be no deleterious impact on the trees either on or adjacent to the site.

The Landscape Officer recommends that the trees on the triangular shaped area of land to the south of the site should be protected during construction works.

The landscape advice from the **Council's Landscape Officer (Policy and Strategy)** is that the trees along the west boundary of the north (rear) garden of the existing house of Auburn enhance the setting of the burial ground within the Conservation Area, and that some of these trees have been removed through procedure for tree works within a Conservation Area. The landscape advice therefore is that a row of small to medium size trees should be planted along the west boundary of the north (rear) garden of the existing house of Auburn to reinstate the landscaped boundary between the garden and the burial ground and that such trees should be planted as standards 2.5 to 3.0, 8 to 10cms in girth when planted and at 3 metres centres and 2 metres away from the wall.

The Landscape Officer raises no objection to the bin storage area surfaced with permeable slabs laid over the top of the existing ground levels located to the south of the southern-most proposed new building.

The requirements for the proposed development to be implemented in accordance with the Tree Survey and Arboricultural Implication Assessment (dated 19th November 2021, prepared by Donald Rodger Associates Ltd), for arboricultural monitoring during construction works, for the erection of temporary protective fencing and for new tree planting on the west part of the rear garden of the house of Auburn, all details that could be controlled by conditions attached to a grant of planning permission, the proposed development would not have a harmful impact on the trees that are on and adjacent to the site and would not therefore be contrary to Policy NH8 of the adopted East Lothian Local Development Plan 2018.

A Bat and Breeding Bird Survey (dated May 2020, prepared by The Wildlife Partnership) has been submitted with the application. The **Council's Biodiversity Officer** has reviewed this document, and notes that the report found evidence of a single bat roosting in the existing extension of the house of Auburn and that a Bat Mitigation Strategy (Appendix 5) was included in the report. The Bat Mitigation Strategy (Appendix 5) includes timing the works to avoid the active bat season (May - September inclusive each year) and measure to compensate for the loss of the roost sites. The Biodiversity Officer advises that a licence is required given the proposed demolition of the roost and notes that the report indicates that this would be undertaken under a 'Bat Low Impact Licence' given the nature of the roost.

The **Council's Biodiversity Officer** also notes that the report found no active bird nests

but found evidence of birds previously nesting on the site, and that the report includes a Species Protection Plan (Appendix 6), which includes undertaking work outwith the bird breeding season (March to July inclusive each year).

The Biodiversity Officer recommends that: (i) all works be undertaken in accordance with Species Protection Plans; and that (ii) prior to the commencement of development, the applicant should submit either a copy of the relevant European Protected Species Licence or a copy of a statement in writing from NatureScot(licensing authority) stating that the works will be undertaken under a Low Impact Licence.

Subject to the requirements for the works to be undertaken in accordance with Species Protection Plans and the requirement for the submission of a copy of the relevant European Protected Species Licence or a copy of a statement in writing from NatureScot(licensing authority) stating that the works will be undertaken under a Low Impact Licence, details that could be controlled by conditions attached to the grant of planning permission, the proposed development would not have a detrimental impact on biodiversity interests, and the **Council's Biodiversity Officer** raises no objection to the proposed development. Accordingly, the proposals would not conflict with Policies NH4 and NH5 of the adopted East Lothian Local Development Plan 2018.

At its meeting on Tuesday 27th August 2019 the Council approved a motion declaring a Climate Emergency. Thereafter, at its meeting on Tuesday 3rd September 2019 the Council's Planning Committee decided that a report on the actions to be taken to reduce the carbon emissions from the building and from the completed development should be required on relevant applications for planning permission. An Environmental Statement (dated 17/2/2021, prepared by Carson & Partners) has been submitted with the application. The report advises that the proposed development would meet or exceed the relevant building regulations under the Scottish Technical Domestic Building Standards, and that measures reduce the carbon emissions from the building and from the completed development would include improved roof and loft insulation, improved ventilation of the roof space, repairs to existing windows to reduce drafts and aid thermal performance for the existing house, and the use of lime render, high performance glazing, thermally efficient underfloor heating and dual-flush water efficient WC facilities for the proposed new buildings. Electric vehicle charging points are proposed within the proposed garage and for the off-street parking spaces. The effective measures required to reduce carbon emissions will be secured through the subsequent building warrant process. In order to further reduce carbon emissions, it would also be prudent to require the proposals for the provision of new electric car charging points and infrastructure for them to be secured by a condition imposed on a grant of planning permission for this proposed development.

Scottish Water raises no objection to the proposed development. A copy of Scottish Water's comments has been sent to the applicant's agent for their information.

In conclusion, the proposed development is appropriately and acceptably designed for its place and does not conflict with Policies RCA1, CH1, CH2, CH4, DP1, DP2, DP5, DP7, T1, T2, NH4, NH5, NH8, and DEL1 of the adopted East Lothian Local Development Plan (ELLDP) 2018, ELLDP 2018 Supplementary Planning Guidance on Cultural Heritage and the Built Environment, or with Scottish Planning Policy: June 2014.

CONDITIONS:

1 Prior to the commencement of the development hereby approved on the site, a suitable Geo-Environmental Assessment of the site shall be carried out, and the findings report(s) of that assessment shall be submitted to and approved in advance in writing by the Planning Authority. The scheme shall include details of the following:

- A Preliminary Investigation incorporating a Phase I Desk Study (including site reconnaissance, development of a conceptual model and an initial risk assessment).

- If the Phase 1 Desk Study has determined that further assessment is required, a Phase II site survey (ground investigation, gas monitoring, and sample analysis) and risk evaluation. The Phase II investigation shall include survey of the extent, scale and nature of contamination, and reporting on the appropriate risk assessment(s) carried out with regards to Human Health, the Water Environment and Gas Characteristic Situation, as well as an updated conceptual model of the site, and an appraisal of the remediation methods available and proposal of the preferred option(s).

The Desk Study and Ground Investigation shall be undertaken by suitably qualified, experienced and competent persons and shall be conducted in accordance with the relevant guidance and procedures.

- Phase III - Where risks are identified, a Remediation Strategy shall be produced detailing and quantifying any works which must be undertaken in order to reduce the risks to acceptable levels, and make the site suitable for the proposed use. The Remediation Strategy shall detail all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. It shall also ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land following development. The Remediation Strategy shall be submitted to and approved in advance in writing by the Planning Authority prior to the works being undertaken on the site.

Following completion of the measures identified in the approved Remediation Statement, a Validation/Verification Report shall be submitted that demonstrates the effectiveness of the remediation carried out. It must be approved by the Planning Authority prior to commencement of the new use of the land.

In the event that any previously unsuspected or unforeseen ground conditions (contamination) becomes evident or are encountered at any time during the development of the site, work on site shall cease and such unsuspected or unforeseen contamination shall be brought to the attention of the Planning Authority. At this stage, further investigations may have to be carried out to determine if any additional remedial measures are required, and it may 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.

Before the proposed extensions, two holiday accommodation units and garage hereby approved are occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

Reason

To ensure that the site is clear of contamination prior to the occupation of the proposed extensions, two holiday accommodation units and garage hereby approved.

2 No development shall take place on the site unless and until the applicant has, through the employ of an archaeologist or archaeological organisation, secured the implementation and reporting of a programme of archaeological work (Historic Building Recording) on the site of the proposed development in accordance with a written scheme of investigation which the applicant (or their agent) will submit to and have approved in advance in writing by the Planning Authority. Thereafter, the archaeological works shall be carried out in accordance with the details so approved and the report of them shall be submitted to the Planning Authority.

Reason:

To facilitate an acceptable archaeological investigation of the site, in the interests of archaeological and natural heritage.

3 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 4 Prior to the commencement of development hereby approved, a Construction Method Statement designed to minimise the impact of construction activity and the movement of construction traffic on the safety and amenity of the area shall be submitted to and approved in advance in writing by the Planning Authority. The Construction Method Statement shall include any recommended mitigation measures for the control of noise, dust, construction traffic (including parking, routes to/from site and delivery times) and shall include hours of construction work, and the provision of a wheel wash facility, all of which shall be implemented, as applicable, prior to the commencement of development and during the period of development works being carried out on the application site.

The wheel wash facility or other alternative approved methods, must be provided and maintained in working order during the period of construction. All vehicles must use these to prevent deleterious materials being carried onto the public road on vehicle tyres.

Thereafter, the Construction Method Statement shall be implemented in accordance with the details so approved.

Reason:

To minimise the impact of construction traffic in the interest of pedestrian, cyclist and road safety in the area and in the interests of safeguarding the amenity of the area.

- 5 Prior to the commencement of development, details of the provision of new car charging points and infrastructure for them shall be submitted to and approved in writing by the Planning Authority. The details shall include a timetable for implementation. Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the development.

- 6 Prior to the commencement of development on the site, a Green Travel Plan to minimise private car trips and to encourage use of alternative modes of transport such as trains, buses, cycling and walking in association with the proposed holiday letting accommodation use hereby approved shall be submitted to and approved by the Planning Authority. Additionally, the Travel Plan shall include details of the measures to be provided, the methods of management, monitoring, review, reporting and duration of the Plan.

The approved Green Travel Plan shall thereafter be implemented in accordance with the details so approved.

Reason:

In the interests of ensuring sustainable travel patterns in respect of the holiday letting accommodation use hereby approved.

- 7 No development shall take place on site until temporary protective fencing to protect the trees on the triangular shaped island of land to the south of the application site has been installed, approved by the arboriculturist and approved in writing in advance by the Planning Authority.

The temporary protective fencing shall be erected in accordance with Figure 2 of British Standard 5837 - 2012: 'Trees in relation to design, demolition and construction' and as detailed in section 4.5

of the Tree Survey and Arboricultural Implication Assessment by Donald Rodger Associates Ltd (dated 19th November 2021) docketed to this grant of planning permission, and the temporary protective fencing shall be erected in accordance with the position shown for it on drawing no. 19521/1 of the Tree Survey and Arboricultural Implication Assessment by Donald Rodger Associates Ltd (dated 19th November 2021) docketed to this grant of planning permission. The temporary protective fencing shall be fixed in situ, erected prior to works commencing and shall be retained on site and kept in good condition throughout the works. All weather notices should be erected on said fencing with words such as "Construction exclusion zone - KEEP OUT". Once erected the temporary protective fencing shall be retained in place until works on the application site have been completed and all plant and machinery associated with those works have been removed from the site.

Within the fenced off areas the existing ground level shall neither be raised nor lowered, no materials, temporary buildings, plant, machinery or surface soil shall be placed or stored and no herbicides shall be used. Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its root protection area (RPA). Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be taken into account when determining its location and it should be attended at all times until safe enough to leave. Details of any trenches or services in the fenced off areas shall require the prior consent of the Planning Authority and all trenches shall be dug and backfilled by hand. Any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

Reason:

In order to ensure protection of the trees within and outwith the application site in the interests of safeguarding the landscape character of the area and of the Conservation Area, and of the setting of the listed buildings.

- 8 No development shall take place on site unless and until a person who has, through relevant education, training and experience, gained recognised qualifications and expertise in the field of trees in relation to construction, been employed by the applicant/developer to monitor any works in close proximity of trees on the site, including the installation and maintenance of temporary protective fencing. The arboriculturist shall be required to approve said temporary protective fence and submit written confirmation and photographic evidence that the required fence has been erected prior to the commencement of development on the site for the prior written approval of the Planning Authority. If any tree is damaged and or dies as a result of unauthorised incursions into the root protection area of trees shown to be retained on site, replacement planting will be required in accordance with the details of such replacement planting, including the timescale for such planting, to be submitted to and approved in advance in writing by the Planning Authority.

Reason:

To ensure the retention and maintenance of trees which are an important feature of the area in the interests of safeguarding the landscape character of the area and of the Conservation Area, and the setting of the listed buildings.

- 9 The development hereby approved shall be carried out in accordance with the Tree Survey and Arboricultural Implication Assessment report (dated 19th November 2021, prepared by Donald Rodger Associates Ltd) docketed to this grant of planning permission unless otherwise agreed in writing by the Planning Authority.

Reason:

In the interests of safeguarding the trees on and adjacent to the site, including those protected by Tree Preservation Order no. 4 and the landscape character of the area and of the Conservation Area.

- 10 Prior to the commencement of development on the site, a landscape planting plan shall be submitted for the prior written approval of the Planning Authority detailing additional tree planting to infill the gaps within the treed (west) boundary of the walled garden adjacent to and running the length of the cemetery/church yard. The new trees shall be small to medium sized species, planted as Standards, 2.5 to 3m in height and 8-10cm in girth when planted, and maintained wind firm and weed free until established. The trees shall comprise species similar to, or trees that complement, the existing trees that remain along the length of that boundary. Thereafter, the landscape planting shall be carried out in accordance with the details so approved.

The landscape planting of the approved scheme shall be carried out in the first planting and seeding season following the completion of the development or the commencement of use of the development hereby approved, whichever is the sooner.

Any trees which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation.

No trees, detailed in the Tree Survey and Arboricultural Implication Assessment (dated 19 November 2021, prepared by Donald Rodger Associates Ltd) shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of safeguarding the amenity and landscape character of the area, the landscape character of the Conservation Area, and the setting of the listed buildings including the church burial ground.

- 11 Prior to the commencement of the development hereby approved on the site, a copy of the relevant European Protected Species licence, or, a copy of a statement in writing from NatureScot (licensing authority) confirming that the development will be undertaken under a Low Impact Licence or that a licence is not necessary for the specified development shall be submitted to and approved in writing in advance by the Planning Authority.

In accordance with the Bat Mitigation Plan, Appendix 5, prior to the commencement of the development hereby approved on the site confirmation of the employment of a licenced bat ecologist shall be submitted to and approved in advance by the Planning Authority, and all works of the development hereby approved that directly impact the identified bat roost site shall be undertaken under the direct supervision of that licenced bat ecologist.

The development hereby approved shall be implemented wholly in accordance with the Bat Mitigation Plan, Appendix 5, pages 38-39, of the Bat and Breeding Bird Survey dated July 2020 prepared by The Wildlife Partnership docketed to this grant of planning permission.

In accordance with the Bat Mitigation Plan, Appendix 5 the provision of alternative bat roosting habitat shall be provided on the site in accordance with the details of such alternative bat roosting habitat that shall be submitted to and approved in advance in writing by the Planning Authority in consultation with the Council's Biodiversity Officer prior to the provision of such alternative bat roosting habitat, and thereafter the alternative bat roosting habitat provided shall accord with the details so approved and shall be retained in situ in perpetuity, unless the Planning Authority agrees to any variation.

Reason:

To ensure the protection of European protected species from significant disturbance arising from the demolition and construction associated with the development hereby approved.

- 12 The development hereby approved shall be implemented wholly in accordance with the Breeding Birds Species Protection Plan, Appendix 6, pages 40-41, of the Bat and Breeding Bird Survey dated July 2020 prepared by The Wildlife Partnership docketed to this grant of planning permission and no development shall be carried out during the bird breeding / nesting season (March-August, inclusive each calendar year) unless in accordance with the Species Protection Plan, Appendix 6, unless otherwise approved in writing in advance by the Planning Authority.

Reason:

To ensure the protection of wildlife and biodiversity from significant disturbance arising from the demolition and construction associated with the development hereby approved.

- 13 The use of the two units of holiday accommodation hereby approved shall be limited to the use of holiday accommodation and at no time shall the two units of holiday accommodation be occupied as permanent residences or dwellinghouses.

Reason:

To restrict the use of the two units of holiday accommodation to the purpose for which they are intended and to enable the Planning Authority to control the use of the two units of holiday accommodation to safeguard the amenity of the area and the amenity of the occupiers of the two units of holiday accommodation.

- 14 The occupation of the two units of holiday accommodation hereby approved shall be restricted solely to holiday accommodation use for short term lets of not more than 28 days. The two units of holiday accommodation shall not be re-let to the party/parties who last occupied them anytime within a period of two months following the date on which the previous time of occupancy ends. The two units of holiday accommodation shall not be occupied as the sole or main residence of any purchaser/occupier of it.

Reason:

To ensure that the holiday accommodation use applied for is restricted to that use, in the interests of safeguarding the amenity of the area and the amenity of the occupiers of the two units of holiday accommodation.

- 15 Each of the two units of holiday accommodation hereby approved shall be operated only by the owner(s)/occupier(s) of the house of Auburn, Manse Road, Dirleton and by no other party.

Reason:

To ensure the compatibility of use of the property in the interests of safeguarding the residential amenity of the existing house of Auburn.

- 16 Unless otherwise approved in writing by the Planning Authority, the development hereby approved shall comply with the following transportation requirements:

i) the vehicular access junction with the public road of Manse Road, and the hardstanding areas for use as driveway and parking areas shall all have been formed, laid out and made available for use as shown on docketed drawing nos. PL DA 012 and AL(20)009 rev D, and thereafter the vehicular access and the hardstanding area shall be retained in use for the accessing and parking of vehicles for the existing house and the proposed two holiday letting accommodation units and shall not be used for any other purpose.

ii) a visibility splay of 2 metres by 20 metres shall be provided and maintained for each of the two proposed parking spaces at the new vehicular access junction with the public road of Manse Road that would serve the two holiday letting accommodation units, as shown in docketed drawing no. PL DA 012, such that there shall be no obstruction to visibility above a height of 1.05 metres measured from the adjacent carriageway level within the area defined below:-

- a) A line 2 metres long measured into the centre of each marked parking bay from the nearside edge of the main road carriageway,
- b) A line 20 metres long measured along the main road carriageway from the centre of the access road in both directions, and
- c) A straight line joining the termination of the above two lines.

Thereafter that visibility splay shall be maintained and retained.

iii) each of the parking spaces shall measure a minimum of 2.5m wide by 5.0 metres long;

iv) the two parking spaces at the new vehicular access junction with the public road of Manse Road that would serve the two holiday letting accommodation units hereby approved, shall be positioned centrally between the proposed two buildings in a position that achieves optimum visibility and the north and south edges of the pair of parking spaces shall be defined by a low profile permanent fixture to restrict parking to the position shown on docketed drawing no. PL DA 012, all in accordance with the details of such low profile permanent parking restriction fixture that shall be submitted to and approved in writing by the Planning Authority prior to its installation and prior to the commencement of use of the two holiday letting accommodation units hereby approved. Thereafter, the low profile permanent parking restriction fixture installed shall accord with the details so approved and shall be maintain and retain in situ in accordance with the details so approved unless otherwise approved in writing by the Planning Authority.

v) No gates shall be erected at the vehicular access junction with the public road of Manse Road that would serve the two holiday letting accommodation units.

Thereafter, the access and parking areas, including the visibility splay, shall be retained for such uses and kept free from obstruction.

Reason:

To ensure a safe means of access and a satisfactory level of on-site car parking provision to serve the holiday accommodation use hereby approved in the interests of road and pedestrian safety.

- 17 The three vehicular garage doors of the east elevation of the southern-most proposed building hereby approved shall be of a type and opening method that would not open outwards or encroach into the public road or footway unless otherwise approved in writing by the Planning Authority.

Reason:

In the interests of road and pedestrian safety.

- 18 The historic water trough/pump located at the southern end of the triangular shaped area of trees to the southeast of the house of Auburn and of the historic lamppost located at the northeast corner of that triangular shaped area of trees shall be retained in the positions shown for them on docketed drawing no. AL(20)009 rev D unless otherwise approved in advance in writing by the Planning Authority.

Prior to the commencement of works on the site, the details for the protection of the said historic water trough/pump and lamppost shall be submitted to and approved in advance in writing by the Planning Authority and thereafter the protection and retention of the historic water trough/pump and lamppost shall accord with the details so approved and the measures to protect them shall be retained and maintained through to completion of development.

Reason:

To ensure the retention of the historic water trough/pump and lamppost in the interests of the character and appearance of this part of the Conservation Area.

- 19 A schedule of materials and external finishes and samples of such finishes, including where relevant colours, for the:-

- a) lime render, including its colour, of the external walls of the extensions and of the proposed two new buildings;
- b) Siberian Larch timber cladding, including if relevant any timber preservative or stain, of the external walls of the extensions and of the southern-most new building;
- c) stone to be used for the architectural detailing of the external walls, the cills and lintels of the windows and external doors and the base course of the external walls extensions and of the proposed two new buildings;
- d) natural slates of the re-roofed existing house and for the roof of the northern-most new building;
- e) natural red clay pantiles of the re-roofed existing house;
- f) zinc roofing of the extensions and of the proposed two new buildings; and
- g) the paint colour to be applied to the external faces of the external doors of the proposed two new buildings, including the vehicular doors;

shall be submitted to and approved in advance in writing by the Planning Authority prior to the use of those materials and external finishes in the development hereby approved.

The stone to be used for the architectural details of the external walls, including the cill and lintels of the window openings, and the basecourse of the development hereby approved shall be a natural stone, and shall match as closely as possible the colour of the natural stone of the listed building of Auburn, unless otherwise approved in writing by the Planning Authority.

The render to be used for the finish of parts of the external walls shall be a traditional lime render, unless otherwise approved in writing by the Planning Authority.

The slates and pantiles shall be natural slates or natural red clay pantiles.

Thereafter, the materials and finishes, including their colour(s) where relevant, used shall accord with the details and samples, including any colouring, so approved.

Reason:

To safeguard the character and appearance of the existing house, the character and visual amenity of the area, including of the setting of the nearby listed buildings, and the character and appearance of this part of the Dirlerton Conservation Area.

- 20 The existing natural rubble stone removed in the formation of the new door and window openings hereby approved for the south elevation of the single storey eastern component of the existing house shall be re-used in the blocking up of the relocated existing door and window openings of that elevation. Where new rubble stone is required to be used (if relevant), such new stone shall be a natural rubble stone and shall match as closely as possible the colour, texture, facing, and coursing of the existing natural rubble stone of that elevation wall of the existing house, in accordance with a sample and details of such new stone that shall be submitted to and approved in

advance in writing by the Planning Authority prior to its use in the development hereby approved, and thereafter, the natural stone used shall accord with the details so approved.

The natural stone surrounds, lintels and jambs of the existing door and windows of the south elevation of the single storey eastern component of the existing house shall be re-used in the alterations hereby approved to form new door and window openings in that elevation wall, in accordance with the details for such re-use set out on docketed drawing no. AA(31)020 rev A, unless otherwise approved in writing by the Planning Authority. If the existing natural stone surrounds, lintels and jambs are unable to be used, any new surrounds, lintels and jambs shall be of natural stone to match as closely as possible the colour, texture, and facing of the existing natural stone surrounds, lintels and jambs in accordance with details of the new natural stone surrounds, lintels and jambs to be submitted to and approved in advance in writing by the Planning Authority prior to their use in the development hereby approved, and thereafter, the new natural stone surrounds, lintels and jambs used shall accord with the details so approved.

The mortar of the new areas of stone walling of the south elevation of the single storey eastern component of the existing house shall be a lime mortar and shall match as closely as possible the colour, texture, thickness and appearance of the existing mortar of the stonework of that elevation wall, unless otherwise approved in writing by the Planning Authority. Details of the lime mortar to be used, including its colour, texture and appearance, shall be submitted to and approved in advance in writing by the Planning Authority prior to its use in the development hereby approved, and thereafter, the lime mortar used shall accord with the details so approved.

Reason:

To safeguard the character and appearance of the existing house, the character and visual amenity of the area, including of the setting of the nearby listed buildings, and the character and appearance of this part of the Dirleton Conservation Area.

- 21 A detailed specification shall be submitted to and approved in advance in writing by the Planning Authority for the re-cladding of the south (front) and north (rear) roof slopes of the existing house prior to such works being carried out.

The existing natural slates and the existing natural red clay pantiles shall be re-used, where possible, respectively on the south (front) and north (rear) elevation roof slopes, and the detailed specification (referred to in paragraph 1 above) shall include details for the careful removal of the existing slates and pantiles by hand and their set aside for re-instatement.

Any slates or pantiles that are beyond repair and cannot be re-used shall be identified in the specification, together with details including a sample of the replacement natural slates and natural red clay pantiles to be used. Those replacement natural slates and natural red clay pantiles shall match as closely as possible the existing natural slates and natural red clay pantiles on the roofs of the existing house. The replacement natural slates and natural red clay pantiles used to re-clad the respective roofs of the existing house shall accord with the samples so approved. Works to the roof shall accord with the specification so approved.

Reason:

In the interests of re-using the existing slates and pantiles to preserve the character and appearance of the listed building and the character and appearance of this part of the Dirleton Conservation Area.

- 22 The refurbishment of the existing windows of the existing house shall be carried out in accordance with the details for their refurbishment shown on docketed drawing nos. AA(31)030, AA(31)031 rev A and AA(31)032, and the timber frames, including their astragals, of the refurbished windows shall be externally painted white, all unless otherwise approved in writing by the Planning Authority.

The new windows to be formed in the north (rear) elevation of the existing house shall be of timber framed slimlite double glazed construction with 'through' astragals that shall match as closely as possible the thickness and profile of the astragals of the existing windows of the house, in accordance with details of the thickness and profile of the astragals of the new windows to be submitted to and approved in advance in writing by the Planning Authority prior to the installation of the windows in the development hereby approved, and the timber frames of the new windows shall be externally painted white, all unless otherwise approved in writing by the Planning Authority. Thereafter, the new windows as installed in the development hereby approved shall accord with the details so approved.

The external face of the frames of the windows, including their astragals, of the southern-most proposed building shall be painted a colour to be approved in advance in writing by the Planning

Authority prior to its use in the development hereby approved and thereafter the paint colour applied to the external face of the frames of the windows of the southern-most proposed building shall accord with the details so approved.

The windows of the northern-most proposed building shall be of timber framed slimlite double glazed construction with 'through' astragals that shall have a similar profile and thickness as the astragals of the existing windows of the existing houses of Auburn and Beadles Cottages, respectively to the southwest and north, in accordance with details of the thickness and profile of the astragals of the windows to be submitted to and approved in advance in writing by the Planning Authority prior to the installation of the windows in the development hereby approved, and the timber frames, including their astragals, of the windows shall be externally painted white, all unless otherwise approved in writing by the Planning Authority. Thereafter, the windows as installed in the northern-most building hereby approved shall accord with the details so approved.

The trickle vents of all existing and new windows, as relevant, of the development hereby approved shall be concealed as much as possible and any visible parts of them shall be painted to match the colour of the frames of the window in which they are installed, unless otherwise approved in writing by the Planning Authority.

Reason:

To safeguard the character and appearance of the existing house, the character and visual amenity of the area, including of the setting of the nearby listed buildings, and the character and appearance of this part of the Dirleton Conservation Area.

- 23 The roof windows to be installed on the pitched roof of the northern-most proposed new building hereby approved shall be conservation style roof windows and shall be installed in a manner that ensures that their upper surface is as near flush as possible with the upper surface of the roof slope into which they will be installed and with minimum flashing. Scale 1:10 or 1:20 section drawings showing the size, appearance and flush fitting of the new roof windows shall be submitted to and approved in advance in writing by the Planning Authority prior to their installation and once installed the new roof windows shall accord with the details so approved.

Reason:

To safeguard the character and appearance of the existing house, the character and visual amenity of the area, including of the setting of the nearby listed buildings, and the character and appearance of this part of the Dirleton Conservation Area.

- 24 The roof vents and flues hereby approved shall:

(i) match as closely as possible the colour of the part of the roof of the existing and proposed buildings and proposed extensions into which they are to be installed, and
(ii) where the proposed roof vents would be installed on a pitched roof they shall be fitted as flush as possible with the upper surface of the part of the roof of the existing and proposed buildings into which they are to be installed, in accordance with details and a sample of the proposed roof vents which shall be submitted to and approved in advance in writing by the Planning Authority prior to such works being carried out.

Reason:

To safeguard the character and appearance of the existing house, the character and visual amenity of the area, including of the setting of the nearby listed buildings, and the character and appearance of this part of the Dirleton Conservation Area.

- 25 Details of any new wall vents and flues, if relevant, to be installed on the development hereby approved, shall be submitted to and approved in advance in writing by the Planning Authority prior to the installation of such vents or flues. Details shall include 1:5 or 1:10 section drawings and brochures showing the size, design, numbers and colour of the proposed wall mounted vents and flues, and such vents and flues shall be concealed as much as possible and visible parts shall match as closely as possible the colour for the part of the building/extension to which they would adjoin.

Reason:

To safeguard the character and appearance of the existing house, the character and visual amenity of the area, including of the setting of the nearby listed buildings, and the character and appearance of this part of the Dirleton Conservation Area.

- 26 A sample(s) of the materials to be used to surface the hardstanding areas to be used as a driveway/parking area, patio, footpaths and steps of the development hereby approved shall be

submitted to and approved in advance in writing by the Planning Authority prior to the use of such ground surfacing within the development, and thereafter the surface materials used shall accord with the samples so approved.

Reason:

In the interests of safeguarding the character and appearance of the development hereby approved, the character and visual amenity of the area, including the setting of the listed building and the character and appearance of the Dirleton Conservation Area.

- 27 The existing natural rubble stone removed in the dountaking of the existing length of wall shall, where possible, be re-used in the rebuilding of the new length of wall on the north boundary of the site with the driveway of the neighbouring house of Beadles Cottage.

The stonework of the rebuilt and relocated length of natural rubble stone boundary wall hereby approved shall be match as closely as possible the colour, texture, facing, and coursing of the existing natural rubble stone wall and the mortar used shall be a lime mortar that shall match as closely as possible the texture, colour, thickness and appearance of the mortar of the existing wall, all in accordance with a sample panel of wall to be provided for the prior written approval of the Planning Authority prior to the erection of the relocated length of rubble stone wall.

Where new rubble stone is required to be used (if relevant), such new stone shall be a natural rubble stone and shall match as closely as possible the size, colour, texture, and facing of the existing natural rubble stone of that boundary wall, in accordance with a sample and details of such new stone that shall be submitted to and approved in advance in writing by the Planning Authority prior to its use in the development hereby approved, and thereafter, the natural stone used shall accord with the details so approved.

Thereafter, the relocated rebuilt length of rubble stone wall shall be built in accordance with the details and samples of materials so approved.

Reason:

To safeguard the character and appearance of the existing house, the character and visual amenity of the area, including of the setting of the nearby listed buildings, and the character and appearance of this part of the Dirleton Conservation Area.

- 28 All replacement and new sections of rainwater goods and down pipes shall be of cast iron construction and externally painted a colour to be approved in advance in writing by the Planning Authority, unless otherwise approved in writing by the Planning Authority. Thereafter, the rainwater goods and down pipes, including the colour of them, shall accord with the details so approved.

Reason:

To safeguard the character and appearance of the existing house, the character and visual amenity of the area, including of the setting of the nearby listed buildings, and the character and appearance of this part of the Dirleton Conservation Area.

- 29 All of the windows hereby approved for the west elevations of the proposed two buildings containing the two units of holiday accommodation and the proposed garage, as detailed on docketed drawing no. AL(22)010 rev A shall have their lower cill a minimum of 1.8 metres above the finished floor level of the rooms served by the respective windows unless otherwise approved in writing by the Planning Authority.

Reason:

To safeguard the privacy and amenity of the existing residential property of Auburn to the west.

- 30 Prior to the commencement of use of the northern-most unit of holiday accommodation hereby approved the length of 2.5 metres high rubble stone wall shall be relocated and erected on the north boundary of the site with the southern edge of the driveway of the property of Beadles Cottage, all in the position and at the height shown for it on docketed drawing nos. AL(20)009 rev D and AL(21)011, and thereafter the length of wall shall be retained at that height and in that position unless otherwise approved in writing by the Planning Authority.

The length of 2.5 metres high rubble stone wall to be relocated and erected on the north boundary of the site with the southern edge of the driveway of the property of Beadles Cottage referred to in the first paragraph of this condition, and as detailed on docketed drawing nos. AL(20)009 rev D and AL(21)011, shall where possible be constructed using the natural rubble stone dountakings from its original position on the site and if additional stone is required such new stone shall be natural rubble stone and shall match as closely as possible the colour, texture, facing and coursing of the existing

rubble stone wall, unless otherwise approved in writing by the Planning Authority.

Reason:

To safeguard the privacy and amenity of the neighbouring residential property of Beadles Cottage and to ensure a satisfactory standard of external finish to the wall in the interests of preserving the character and appearance of the listed building and the character and appearance of the Conservation Area.

- 31 Details and a sample(s) of the paint finish to be applied to the steel posts and framing of the new gates and of any paint, stain or timber preservative, if relevant, to be applied to the Siberian Larch timber cladding of the new gates shall be submitted to and approved in advance in writing by the Planning Authority prior to the use of such finishes on the gates, their posts and framing within the development, and thereafter the paint finish to be applied to the steel posts and framing of the new gates and, if relevant, the paint, stain or timber preservative finish applied to the Siberian Larch timber cladding of the new gates shall accord with the sample(s) so approved.

Reason:

In the interests of safeguarding the character and appearance of the development hereby approved, the character and visual amenity of the area, including the setting of the listed building and the character and appearance of the Dirleton Conservation Area.

- 32 The bin storage area to the south of the southern-most proposed new building shall be surfaced with permeable open joint flag stone paving, laid on top of existing ground levels, as detailed on docketed drawing no. AL(20)009 rev D, unless otherwise approved in writing in advance by the Planning Authority.

Reason:

To ensure the retention of vegetation important to the landscape character and appearance and environment of the development and their protection in the interests of safeguarding the landscape character of the area and of the Conservation Area, and the setting of the listed buildings.

- 33 All tree work shall be carried out in accordance with BS3998:2010 'Tree work - Recommendations' and must be approved in writing by the Planning Authority before work is carried out.

Reason: To ensure the retention of vegetation important to the landscape character and appearance and environment of the development and their protection in the interests of safeguarding the landscape character of the area and of the Conservation Area, and the setting of the listed buildings.