
COMMITTEE: Planning Committee
MEETING DATE: 31 March 2026
BY: Depute Chief Executive – Resources and Economy
REPORT TITLE: 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 reason: Given the level of local objections over the demolition of an old building in a conservation area, I believe this should be looked at by the Committee.

Application no. **24/00811/P**

Proposal Erection of one house and associated works

Location **Briar Cottage
Templar Place
Gullane
EH31 2AH**

Applicant Lady Alison Burt

Per Pritchett Planning Consultancy

RECOMMENDATION Granted Permission

REPORT OF HANDLING

DESCRIPTION OF APPLICATION SITE

The application relates to a detached single storey pitched roof house with attic accommodation in its roof space, on the north side of Templar Place, Gullane. Briar Cottage is a small natural stone and slate-roofed building dating from the 19th century, that has been later extended to the rear with a two-storey flat roofed extension and with a 20th century two-storey rendered bay window added on the front elevation and further single storey bay windows on its north (rear) and west side elevations. The house is not listed as being of special architectural or historic interest. It is however located within the Gullane Conservation Area.

With the exception of vehicular and pedestrian access gates, the site is enclosed along its south (roadside) boundary by a low stone wall, which in part has black metal railings on

top of it. Its east boundary is enclosed in part by natural rubble stone walls of varied heights and in part by the east side elevation of the existing house. The west boundary is enclosed in part by natural rubble stone walls of varied heights and in part by the east side elevation of the property of Fairways and The Turret to the west. The north boundary of the site is enclosed by a natural rubble stone wall. A further length of natural rubble stone wall is aligned with the south (front) elevation of the house and extends between the west side of the driveway of the property and the west boundary of the site.

The site is bounded to the north by a combination of the residential property of Winn Cottage and its garden ground and by a workshop building and associated land, to the east by the house of Aros House and its associated garden ground, and to the west by a combination of the flatted building of Fairways and The Turret and garden of Cob Cottage. To the south is the public road and footpath of Templar Place, on the opposite side of which is part of the Gullane Golf Club course. Further to the east, west and north are further residential properties, and further away again to the north are commercial properties of Main Street.

The application site is a roughly rectangular shaped area of land measuring some 800 square metres in area (some 0.08ha) and is part of a wider area that is characterised as being of residential character and amenity as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018.

The application site is also part of a wider area that is defined as being part of the developed coast by Policy DC6 of the adopted East Lothian Local Development Plan 2018.

The North Berwick to Seton Sands Coast Special Landscape Area (SLA) is outwith the site to the south beyond the public road of Templar Place, and an area of land defined as being "Countryside Around Towns" also bounds the site to the south on the south side of Templar Place.

RELEVANT PLANNING HISTORY

There is no relevant planning history for the application site.

PROPOSALS

This application seeks planning permission for the redevelopment of the site for the erection of a replacement house and associated works on the site of the existing Briar Cottage.

The associated works comprise the erection of an outbuilding incorporating a study, store and garden store, the formation of hardstanding areas and the erection of boundary enclosures.

To facilitate this, the existing house of Briar Cottage is to be demolished and completely removed from the site.

The proposed house for which planning permission is sought would be positioned on the southern and eastern parts of the application site. The southern (front) part of the proposed house would be two storeys in height and would face towards the public road of Templar Place. It would have a predominantly dual pitch roofed form with a two-storey flat roofed component on its rear (north) side and a flat roof dormer on its rear roof slope. Roof windows would be installed on its rear (north) and front (south) roof slopes. The rear part of the proposed house, which would extend northwards on the plot and would be built along the eastern side of the site, would be in part single storey and in part one and a half

storey with accommodation in its roof space in height. The single storey component would be attached to the north elevation of the two-storey southern (front) component of the proposed house and would be aligned parallel with the east boundary of the site and would have a predominantly flat roofed form. The majority of the roof of this part of the proposed house would be finished with a 'green' sedum roof. The exception to this would be its northern end where a first-floor balcony/roof terrace would be formed at the juncture with the one and a half storey component of the proposed house. The one and a half storey component of the proposed house would be attached to the northern end of the single storey component. It would have a dual pitched roof form with roof windows over its roof ridge and ten solar photovoltaic panels installed on its west facing roof slope.

The external finishes of the walls of the proposed house would comprise a combination of natural rubble stone reclaimed from the down-taking of the existing house and boundary walls of Briar Cottage, a rendered finish with quoin stones and vertical larch timber cladding. The dual pitched roof would be clad with natural slates. No specification for the roof finish of the flat roofed areas of the proposed house has been provided. Dormer roofs and cheeks would be finished with zinc. The frames of the windows and external sliding doors would be of painted timber construction and the external doors and their frames would also be of timber construction with a natural finish.

A detached single storey outbuilding with a mono-pitch roof would be positioned to the north of the proposed house and would be positioned with its rear elevation abutting the east boundary wall of the site. This building would be designed to contain a small study, store and garden store. Its external walls would be finished with vertical larch timber cladding and its mono-pitch roof would be clad with powder coated corrugated steel roofing.

Off-street parking spaces would be provided on the northern (rear) part of the site. The existing vehicular access from Templar Place would be relocated further to the west and a proposed driveway would be formed along the western side of the site. The parking spaces on the northern part of the site would be access via the proposed driveway. New 1.8 metres high vertically boarded timber gates would be erected at the vehicular access in a position set back some 8.5 metres from the edge of the public footpath on the north side of Templar Place.

The existing lengths of roadside boundary wall of the plot would be taken down and a new length of 600mm high roadside boundary wall would be constructed using the existing reclaimed stone and copes from the removed lengths of wall. New 600mm high black painted metal railings would be erected on top of the new length of wall giving an overall height of some 1.2 metres. New pedestrian accesses would be taken through the new roadside boundary wall to the front door of the proposed house and black painted metal pedestrian gates would be installed at those accesses. Otherwise, existing stone boundary walls of the east, west, and north boundaries of the site would be retained.

The application is accompanied by the following reports:

- Supporting Planning Policy Statement - Update October 2025;
- Outline Cost for the repair and alteration of Briar Cottage - Update Nov 2024; and
- Bat and Breeding Bird Survey - July 2025.

In the Supporting Planning Policy Statement, the applicant's agent sets out the condition of the building and what in their opinion are the relevant 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 demolition of the existing house and the erection of a

replacement house on the site.

In accordance with Regulation 13 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended) a design statement has been submitted with the application. In the Design Statement it is explained that the design principles for the new house are: (i) to replace the existing house with a new house of traditional form that is better suited to the size and its presentation onto Templar Place, whilst making best use of the land and aspect available to the plot; (ii) ridge and eaves heights tying into those of surrounding houses; (iii) use of vernacular forms and materials that connect it to the neighbouring properties; and (iv) vertical elements of the front elevation of the proposed house reflecting the vertical elements of neighbouring front elevations. The Statement further explains that the greater footprint of the new house is broken up into components and that this and the use of materials and window positioning is used to visually reduce its massing and impact on neighbouring properties, and that the design of the new house is a reflection of current day materials and technology.

Through separate application Ref. 24/00810/CAC conservation area consent is separately sought for the demolition of the existing house of Briar Cottage, an outbuilding and boundary walls. That application stands to be determined on its own merits and is reported through the Council's Committee Expedited List.

Since the application was registered the proposals have been amended to:

- i) reduce the height and footprint size of the proposed house;
- ii) make alterations to the architectural design and external finishes of the proposed house;
- iii) provide biodiversity enhancement and carbon emissions reduction statements and a bat roost survey;
- iv) address requests made by the Council's Road Services;
- v) clarify details of external finishes of the proposed development; and
- vi) provide scale drawings for the proposed bin store and boundary enclosures.

These changes and information are detailed on amended application drawings and in additional supporting reports.

Following the initial registration of the application, changes have been made to the design of the proposed development, and those changes were considered to be material. As a consequence, the application has been re-advertised and the neighbours re-notified.

DEVELOPMENT PLAN

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

The development plan is National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018 (ELLDP).

NPF4 policies 1 (Tackling the climate and nature crises), 2 (Climate mitigation and adaptation), 3 (Biodiversity), 4 (Natural Places), 6 (Forestry, woodland and trees), 7 (Historic assets and places), 9 (Brownfield, vacant and derelict land and empty buildings), 13 (Sustainable transport), 14 (Design, quality and place), 15 (Local living and 20 minute neighbourhoods), 16 (Quality homes), and 22 (Flood risk and water management) and ELLDP policies RCA1 (Residential Character and Amenity), CH2 (Development Conservation Areas), CH4 (Scheduled Monuments and Archaeological Sites), DP1 (Landscape Character), DP2 (Design), DP7 (Infill, Backland and Garden Ground

Development), T1 (Development Location and Accessibility), T2 (General Transport Impact), DC6 (Development in Coastal Areas), DC8 (Countryside Around Towns), DC9 (Special Landscape Areas), W3 (Waste Separation and Collection), NH8 (Trees and Development), NH10 (Sustainable Urban Drainage Systems), NH4 (European Protected Species) and NH5 (Biodiversity and Geodiversity Interests, including Nationally Protected Species) are relevant to the determination of the application.

Material to the determination of the application is Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states 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. 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 16 public representations to the application have been received.

In response to the initial notification and advertisement of the application, a total of eight representations were received to the application. Seven of those representations raise objection to the proposed development and the one remaining representation neither objects to nor supports the application.

In response to the second notification and advertisement of the application a further eight (8) representations have been received. Six of those representations raise objection to the proposed development. One of the two remaining representations is made in support of the application and the remaining representation neither objects to nor supports the application.

In total fourteen representations raise objection to the proposed development and the main grounds of objection as summarised are:

i) road and pedestrian safety concerns during construction due to the narrow width of Templar Place/Templar Lane from which the site would be accessed;

ii) the demolition of the existing house would be out of keeping and at odds with the character of this part of the conservation area, which has already been destroyed by the erection of the neighbouring Aros House;

iii) the owner of the property has left it to become rundown and dilapidated, and it is disappointing that they have not sought to maintain the property and modernise it, rather than replace it;

iv) there have been many unsuitable new builds in the conservation area that have been harmful to the conservation area and another one is not needed;

v) the proposed development will be an overdevelopment of the site that would be of a size and scale out of keeping with the majority of properties in this part of the village;

- vi) the demolition of the existing house and erection of a new house is likely to impact the golf club land during demolition and construction;
- vii) the proposed development would be out of character with the conservation area;
- viii) the proposals will be harmful to neighbouring amenity through overlooking and loss of sunlight;
- ix) the proposals appear to be more like two new houses than one new house and would be an overdevelopment of the site and not appropriate to the area;
- x) loss of views from neighbouring properties;
- xi) the preservation of the character of Templar Place, which comprises large and small houses sitting alongside each other in an uneven manner, is important to the character of this part of the conservation area and further modernisation in this area would erode this;
- xii) the existing house has been deliberately left empty;
- xiii) concerns about sewage problems in the area that would be exacerbated by the proposed large new development;
- xiv) concerns about road safety;
- xv) no traffic management plan submitted with the application; and
- xvi) Briar Cottage is a traditional golf villa within the conservation area and adds to the character of the village.

The neighbouring house of Aros House to the east does not set a precedent for development and the proposed development stands to be considered on its own merits.

A loss of a private view as a consequence of a proposed development is not a material planning consideration in the determination of an application for planning permission.

One of the two remaining representations is made in support of the application and as summarised the main supporting comments are:

- i) Briar Cottage, although old, is not a protected building, is smaller in height than the neighbouring buildings and appears to have little architectural merit; and
- ii) the proposals would be a tasteful, environmentally sustainable energy efficient house and would be appropriate to its location and a positive addition to Templar Place.

This representation refers to a social media campaign directed against the proposals and the applicant.

The remaining representation neither objects to nor supports the application and as summarised the main comments are:

- i) the construction work for the neighbouring house of Aros House to the east was extensively disruptive to the area over a long period, including frequent road blockages, delivery and refuse collection delays and construction traffic complications. Should similar problems arise they would be likely to be compounded by a new one-way road system on Templar Place/Templar Lane;

ii) a clear traffic management plan should be in place if demolition of the existing house and the erection of a replacement house is supported.

One further representation has been received out of time.

One of the representations comments that the proposals should be the subject of proper consultation with neighbours and the wider community.

The application has been the subject of neighbour notification and advertisement in accordance, respectively, with the requirements of Regulations 18 and 20 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

COMMUNITY COUNCIL

Gullane Area Community Council (GACC) has been consulted on the application. GACC comment as follows:

(i) concerns that the overall scale of the proposed development is not appropriate on this narrow site and the proposals are for the equivalent of two houses on the site;

(ii) parking spaces are located at the northern end of the site, far distant from the front access and it is hard to imagine that the occupants would park anywhere other than on the street, potentially inconveniencing other residents, rather than using the parking on the northern part of the site. The parking layout makes more sense if the proposed house were divided into two houses; and

(iii) the proposals would add extra load on a sewerage system that is already overloaded.

The GACC therefore raise objection to the application and ask that the application be refused.

PLANNING ASSESSMENT

The application site is already in established residential use by the presence on it of the property of Briar Cottage. It is part of a larger area that is covered by Policy RCA1 of the ELLDP and thus is designated as being of predominantly residential character and amenity. To the north, east and west of the application site are residential properties. The re-development of the site would amount to the erection on it of one replacement house. The proposed house would be infill housing development in a predominantly residential area. Accordingly, the erection of a replacement house on the application site does not, in principle, conflict with ELLDP Policy RCA1.

Policy RCA1 of the ELLDP does not actively promote the development of land for new build housing development. Policy RCA1 does however state that infill and backland development will be assessed against Policy DP7 of the ELLDP.

ELLDP Policy DP7 states that, amongst other principles of development, infill, backland and garden ground development must by its scale, design and density be sympathetic to its surroundings and should not be an overdevelopment of the site.

ELLDP Policies DP1 and DP2, amongst other matters, require that all new development must be well designed and integrated into its surroundings such that it would be appropriate to its location in terms of its positioning, size, form, massing, proportion and scale and use of a limited palette of materials and colours that complement its

surroundings.

Policy 7 of NPF4 and ELLDP Policy CH2 state that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced.

Briar Cottage forms part of a row of buildings on the north side of Templar Place that front onto that road and face south towards the adjacent golf course land. The south elevations of the buildings are positioned a relatively uniform distance away from the back edge of the footpath on the north side of the road. The buildings of the row are of a loose fit with variable widths of gaps between them, and some of them filling the full width of their plot. They are also of variable size, height, massing and architectural style, including the relatively recent replacement house of Aros House to the east of the site. The external walls of the buildings are predominantly of natural stone, however the external walls of Aros House to the east and Templecroft further to the east at the eastern end of Templar Place and the properties of Linkfield Cottage and Links Cottage further to the west at the western end of Templar Place are finished with a painted render.

The principal considerations in the determination of this application is whether or not the proposed house as a replacement for Briar Cottage would be appropriate to its place and would preserve or enhance the special architectural or historic character or appearance of the Conservation Area.

Whether or not the demolition of the existing house of Briar Cottage is acceptable in terms of relevant development plan policies is assessed through the associated conservation area consent application Ref. 24/00810/CAC, which is at this time reported through the Council's Committee Expedited List.

Whilst it is not essential to replicate existing building styles to build successfully in a conservation area and indeed in other locations, new development should nevertheless reflect its setting and local forms of building and materials. The aim should be to have buildings looking different without detracting from any sense of unity and coherence for the development of the wider neighbourhood.

The Gullane Conservation Area Character Statement refers to the Gullane Conservation Area comprising two distinct character areas; the higher density development within and adjacent to the Town Centre and the lower density Gullane Hill area and states that large tracts of the golf courses to the south, which are an essential part of the setting of the village, are also incorporated within the Conservation Area boundary.

The application site is located to the south of the Gullane Local Town Centre and as such is within the higher density segment of the Conservation Area, which is described as comprising Edwardian three-storey parades on the Main Street, giving it an urban feel and giving way to smaller scale cottages and the open village green, Goose Green, to the north, providing a more rural environment and a setting for the surrounding buildings. The open expanse of the golf course land to the south and southwest enhance the setting of the town and green areas extend to the Main Street in places, enhancing the amenity of the village centre.

The houses of the row on the north side of Templar Place are of variable size, height and architectural style, and there is no uniform architectural form or character to this part of Gullane. Aros House to the east is itself a replacement house, built some 10 years ago. It is a two storey house with one and half and single storey components that extends along the length of its plot from south to north. Its external walls are finished with render and its roof is clad with natural slates. Templecroft, further to the east, is a two-storey house with

wall-head dormers and its external finishes are render and natural red clay pantiles. To the west is the semi-detached pair of two-storey buildings comprising The Turret and Fairways, and Greenways and Yair. Each semi-detached building comprises an upper and a lower villa. The building of The Turret and Fairways includes a two-storey bay window and piended roof dormers on its front (south) elevation. The building of Greenways and Yair includes piended roof dormers on its front (south) elevation. The external finishes of The Turret and Fairways and of Greenways and Yair are natural stone with slated roofs. Further to the west on the opposite side of Templar Lane are the residential properties of Linkfield Cottage, Links Cottage and Strathview, all two storey houses that front towards the golf course land to the south of Templar Place. Linkfield Cottage and Links Cottage are a pair of semi-detached houses with rendered external walls and a plain clay tile roof and with a two-storey bay window on each of their front (south) elevations. Strathview has a predominantly natural rubble stone finish with a plain clay tile roof and two ground floor bay windows with canopy roof across its' front (south) elevation. Not forming part of the row of Templar Place but to the north of the application site is the residential property of Winn Cottage, which is single storey in height with accommodation in its roof space and has rendered external walls and a slated roof. Winn Cottage forms the eastern end of a row of three cottages (Winn Cottage, Cob Cottage and Templar Cottage) that are positioned to the rear of and parallel with the properties of Templar Place. In such position, these three cottages sit between the properties of Main Street and those of Templar Place.

The residential buildings to the west of the application site have two-storey additions added to their north (rear) elevations. Those additions are of different sizes and extend northwards between 3.8 metres and six metres. The rear part of Aros House to the east of the site extends for almost the full length of its plot, some 30 metres, and that rear part of that neighbouring house varies between single and one and a half storeys in height. The row of single storey with attic accommodation cottages to the north of the site have dormer windows on their south elevation roof slopes and Cob Cottage and Templar Cottage have been extended on their north side with a first-floor extension giving them a flat roofed two storey form on their north side. In all of this, it is apparent that the nearby and neighbouring properties have been subject to alteration and extension, and it is in this context that the proposed house must be considered.

To varying extents, the houses of the north side of Templar Place include some traditional architectural features, including quoins, window and door bands, traditional windows and chimneys, and they are all set back from the public footpath and road across small garden areas that are predominantly enclosed along their roadside boundaries by low natural rubble stone walls with either planting behind them or metal railings on top of them.

To the rear of the existing house, the land of the site slopes gently upwards in a northerly direction such that the northern end of the site is some 0.85 of a metre higher than the existing house and some 1.25 metres higher than the footpath on the north side of Templar Place. It is proposed that the main component of the proposed house would be positioned on the southern part of the site and that the land to the north of the proposed house would be excavated to create a shallower incline on the site and the rear components of the proposed house and the associated proposed outbuilding would be set down into the site.

The two-storey southern (front) component of the proposed house would have a roof ridge height of some 8.6 metres above ground level. At such height, it would be some 2.2 metres higher to its roof ridge than the existing house of Briar Cottage that it would replace and some 1.3 metres lower than the adjacent Aros House to the east and The Turret and Fairway to the west. The one and a half storey component of the proposed house that would be positioned further north on the plot would have a roof ridge height of some 7.2 metres above ground level and the intervening single storey component would

have a height of some three metres above ground level.

At its proposed 8.6 metres height above ground level, the two-storey southern (front) component of the proposed house would not be out of keeping with the varied heights of the houses and buildings fronting onto the streetscape of Templar Place within which context it would be viewed. Furthermore, in the context of the two storey rear components of neighbouring houses to the east and west, the 7.2 metres height of the one and a half storey component of the proposed house and the three metres height of the single storey component of the proposed house would not be out of keeping with the heights of the rear components of neighbouring houses. Furthermore, those rear components of the proposed house would not be readily visible in public views other than for short duration glimpsed views in the gaps between buildings. Accordingly, at the heights proposed for it, the proposed replacement detached house would sit comfortably in its relationship with the heights of the built form of Templar Place and neighbouring streets.

Although the southern (front) component of the proposed house would extend across more of the frontage of the site with Templar Place than does the south elevation of the existing house of Briar Cottage, that greater filling of the frontage of the site would still leave a gap of some 3.5 metres to the west side of the proposed house to an extent that would not significantly change the characteristic loose fit pattern of the streetscape of the north side of Templar Place.

The existing houses of Templar Place are positioned so that they face south towards Templar Place, and the two storey southern (front) component of the proposed house would also have its front (south) elevation positioned so that it would face towards Templar Place.

The row of houses on the north side of Templar Place are not positioned a uniform distance away from the edge of the public footpath and road. The properties of Templecroft, The Turret, Fairways, Yair and Greenways are all positioned a similar distance, some 7 metres, back from the edge of the public road. However, Briar Cottage and Aros House are positioned some 3 - 3.5 metres closer to the public road and footpath. In the position proposed for it and by the stepped form of its south (front) elevation with a forward projecting front gable element, the south (front) elevation of the proposed house would in part generally align with the south (front) elevation of the property of Fairways and The Turret to the west and its projecting front gable would project further southwards to a similar position to that of the south (front) elevation of Aros House to the east. In all of this the position of the south (front) elevation of the proposed house would generally be on an alignment with the south (front) elevations of the neighbouring houses of Templar Place and would be little different to the relationship of Briar Cottage with the road and the frontages of the houses on either side of the application site. Thus, the positioning of the proposed house would respect the general building line of the front elevations of the houses of the row of Templar Place and would not significantly alter that characteristic of the streetscape on the north side of Templar Place.

The southern (front) part of the proposed house would occupy a larger amount of the southern part of the site than does the existing house of Briar Cottage and the overall footprint of the proposed house would extend northwards on the plot, although not to the same extent as does Aros House to the east. Notwithstanding that the southern (front) part of the proposed house would occupy a larger amount of the southern part of the site than does Briar Cottage, and that the size, shape and positioning of its overall footprint would occupy a noticeably greater area of the site than does the footprint of Briar Cottage, the proposed house would nonetheless, in footprint size, occupy some 36% of its plot and thus would occupy a similar amount of its plot as do the nearby and neighbouring houses. Surrounding plot densities for ratios of built form to garden ground for nearby and

neighbouring properties vary from the existing Briar Cottage at some 12% of its plot, Templecroft, Rose Cottage, Fairways/The Turret, Winn Cottage at some 26% of their plots, Cob Cottage, Aros House, Greenways/Yair at some 31% to 34% of their plots, up to Templar Cottage at some 47% of its plot. Thus, at some 36% of its plot, although the proposed house would occupy a noticeably greater area of the plot than does the existing house of Briar Cottage, it would not be an overdevelopment of the site and would not harmfully distort the pattern and density of the built form of Templar Place and this part of Gullane. The proposed house would retain garden ground, driveway and parking areas on the site to the south, west and north of its position on the plot.

The proposed house would extend for a length of some 34 metres of the plot. Its main two-storey southern (front) component would be positioned on a general alignment with the neighbouring two-storey buildings to the east and west of the site and in such position the two storey component of the proposed house would not have a dominant or harmfully overbearing affect on the neighbouring houses to the east and west. In their positions to the rear of the two storey component of the proposed house, the single storey and one and a half storey rear components of the proposed house would not be readily visible in the streetscape, other than for in glimpsed views in the gaps between the buildings. The single storey component of the proposed house would extend for some 10 metres and the one and a half storey component would extend for a further 11 metres. Both the single storey and the one and a half storey components would be set away from the east boundary of the site by some 1 metre. The east boundary wall of the site is some 2 - 2.3 metres in height. At some 3 metres in height and positioned as it would be alongside the 2.0 - 2.3 metres high east boundary wall of the site, only the upper parts of the wall and the flat roof of the proposed single storey component of the proposed house would be visible from the neighbouring house and garden (Aros House) to the east. The proposed one and a half storey component of the proposed house, at some 7.2 metres in height to its roof ridge would be readily visible from the neighbouring property to the east. In the context of the heights of the rear components of the proposed house, the heights of the east boundary wall of the site and that the roof of the one and a half storey component would slope away from the garden and house to the east, consequently, these rear components of the proposed house would not have a dominant or harmfully overbearing affect on the neighbouring house and garden to the east. The single storey and one and a half storey rear components of the proposed house would be set some 6.5 - 9.8 metres away from the west boundary of the site and in such position relative to the west boundary of the site and the two storey rear component of the neighbouring residential property of Fairways and The Turret, the proposed house would not appear harmfully dominant or overbearing when viewed from the neighbouring house and garden to the west. The north elevation of the one and a half storey rear component of the proposed house would be positioned some 12 metres away from the north boundary of the plot with the garden of Winn Cottage. In such position, the proposed house would not appear harmfully dominant or overbearing when viewed from the neighbouring house and garden to the north.

The proposed house would be a modern interpretation of traditional form and architecture, reflecting the proportions, including window proportions, of the neighbouring and nearby houses and buildings. Its front projecting two storey gable would have similar proportions to two storey bay window features of neighbouring buildings and to the proportions of two storey front projecting gables of other buildings visible in views of this part of Gullane. The windows of buildings in the locality are predominantly sash and case or of a sash and case style, however there are also casement style windows visible in the locality and there is no uniformity of glazing pattern with plain glazed and multi-pane glazing evident in the area. The windows of the proposed house would be plain glazed. The majority of those of the south (front) elevation would have an internal opening method and would be fitted with a clear glazed balustrade, and by virtue of its height, the top edge of that balustrade would give the impression of a horizontal glazing bar bisecting the window in a similar manner to

the glazing patterns of the windows of nearby properties. Although it would be distinct in its own design and would not be a pastiche design, nevertheless the proposed house has in its design some elements of architectural form, proportions and detailing that would enable it to sit comfortably with the varied architecture of the buildings of Templar Place and with the greater character and appearance of this part of the Conservation Area.

Only its southern (front) component, which would be finished using natural stone and render for its walls finishes and natural slate and zinc for its roof finishes, would reflect external finishes of those neighbouring and nearby houses and buildings. Otherwise, it would have a contemporary timber boarded finish to the external walls of its rear components with natural slate, sedum and corrugated profile roof sheeting for its roofs. In this the proposed house would be different to the existing house of Briar Cottage that it would replace.

The application drawings propose the use of reclaimed natural stone from the down-taking of the existing house and boundary walls in the finishes of the south (front) elevation and the east and west side elevations of the projecting gable component of the proposed house. Otherwise, the side and rear elevation walls of the front two storey component of the proposed house would be finished with a white coloured stippled render. The use of such reclaimed natural stone and a white coloured stippled render would be in keeping with the external finishes of the area, and the specific details of these external finishes could be secured through a condition attached to a grant of planning permission.

The roofs of the houses and buildings in the locality are predominantly finished with either natural slates, natural clay pantiles or natural plain clay tiles (rosemary tiles). In this context the use of natural slates for the finish of the pitched roofs of the proposed house would be in keeping with the palette of external finishes of the locality. The details of the flat roof finish of the flat roofed two storey element of the south (front) component of the proposed house could be secured by a condition of a grant of planning permission.

The use of vertical board larch cladding with a natural finish for the external walls of the single storey and one and a half storey components of the proposed house is not a material commonly used within the conservation area. However, there are other instances elsewhere in the conservation area where vertical board timber cladding, either painted or left natural, is visible within the streetscape. As the external wall finish for the rear components of the proposed house, such vertical board timber cladding would only be visible in glimpsed views between the buildings. It would harmonise with and complement the render and natural stone finish of the two-storey front component of the proposed house and would not appear harmfully at odds with the existing palette of external finishes of the buildings of this part of Gullane.

The use of a sedum roof on the single-storey rear component of the proposed house would not be readily visible in public views but rather if visible would only be visible in glimpsed views between the buildings. Such roof finish would not have a harmful impact on the character and appearance of the area or of this part of the Conservation Area. It can also be concluded that the sedum roof would help to absorb surface water run-off and would contribute to biodiversity on the site.

The frames of the windows and external doors including sliding patio doors would be of timber construction and the frames and timber parts of the windows and external sliding patio doors would have a pebble grey (RAL 7032) painted finish. The frames of the windows of neighbouring houses in the locality are predominantly of white painted timber construction, however there are some which have a timber stain/varnish finish. External doors and their frames of existing neighbouring houses are of painted or stained timber construction. The windows and external sliding patio doors of the rear components of the

proposed house and of the north (rear) elevation of the proposed house would be well concealed from public view due to their positioning on the rear of the proposed house and thus would not be readily visible in public views, and as such the pebble grey (RAL 7032) painted finish of these timber framed windows and external sliding patio doors would not have an appreciable effect on the character and appearance of this part of the Conservation Area. However, such pebble grey painted finish of the frames of the windows of the south (front) elevation of the proposed house would be readily visible in public views from Templar Place. Although the frames of the windows of the houses and buildings of this part of Gullane predominantly have a white painted finish there are nonetheless some windows which have a timber stain/varnish finish and in this context the pebble grey finish of the proposed window frames would not be so out of keeping with the external finishes and colours of this part of Gullane so as to appear harmful to the character and appearance of the streetscape or of this part of the Conservation Area.

Subject to the proposed roof windows being installed as flush fitted as possible with the surface of the roof into which they would be installed and their frames being dark coloured or black, details that could be secured through conditions attached to a grant of planning permission, in the context of other roof windows that are visible in the area, the proposed roof windows would not appear as an overdevelopment of the roof slopes of the proposed house and would not cause the proposed house to appear harmfully intrusive within the streetscape and would not be harmful to the character of the area or of this part of the Conservation Area.

In all of this, the palette of external finishes of the proposed house would be suitably expressed relative to the architectural style of its different component parts and would be sufficiently in keeping with the palette of external finishes in this part of Gullane so as not to appear harmfully at odds with the character of the area, including this part of the Conservation Area.

The proposed solar panels would be positioned on the west elevation roof slope of the rear one and a half storey component of the proposed house. In such positioning they would not be readily visible in public views from Templar Place however they would be visible in part in long range views from Templar Lane to the west. In such views as there would be of them, the proposed solar panels would be seen against the backdrop of the greater scale and massing of the roof of the one and a half storey component of the proposed house and in the context of the surrounding houses and buildings, and furthermore they would be viewed against the dark grey colouring of the natural slate finish of the roof on which they would be positioned. Subject to the solar panels being fitted integrally with the roof finish of that part of the proposed house, they would not be an overdevelopment of the roof slope and would not appear as a dominant feature on the roof of the proposed house. They would not appear harmfully intrusive in public views of them or cause the proposed house to appear harmfully intrusive within the streetscape, and thus would not be harmful to the character of the area or of this part of the Conservation Area.

The southern (front) component of the proposed house would be readily visible in public views of the streetscape of Templar Place. However, the rear components of the proposed house would be largely contained by surrounding built form and would not therefore be readily visible in public views other than in short duration glimpsed views between buildings. In such views as there would be of the proposed house, it would be viewed in the context of the varied heights, scale, massing and architectural forms and finishes of the neighbouring and nearby buildings. On all of these foregoing design considerations, by virtue of its architectural form, height and external finishes, the proposed house would harmonise with and sit comfortably alongside the existing built form of the adjacent buildings. The proposed house would be an appropriate addition to the streetscape that would add architectural interest to the appearance of Templar Place and would be

acceptably designed for its proposed place. By virtue of its size, height, scale, massing, form and finishes, the proposed house would be appropriate to its place and would not harm the character and appearance of the streetscape or the character and appearance of this part of the Gullane Conservation Area.

It would not be a cramped or contrived form of infill development on the site. Rather it would sit comfortably in the streetscape of Templar Place, respectful of the characteristic density and pattern of development of this part of the Conservation Area and thus would be an acceptable replacement for Briar Cottage.

The proposed outbuilding would be single storey in height and positioned on the northern part of the site. It would abut the east boundary wall of the site and would have a simple rectangular footprint measuring some 7.0 metres by some 3.0 metres. Its external walls would have a vertical timber board cladding and its mono-pitch roofed would be finished with a corrugated roofing material. In its position on the northern part of the plot the proposed outbuilding would not be readily visible in public views within the streetscape or wider area. Subject to the colour of the corrugated profile roof sheeting being agreed in advance with the Planning Authority, a detail that could be secured through a condition on a grant of planning permission, by virtue of its size, scale, height, form and external finishes, the proposed outbuilding would be a subservient structure within the garden of the proposed house and by virtue of its positioning, it would not have an appreciable impact on the character and appearance of the area.

A proposed air source heat pump (ASHP) would be installed to serve the proposed house. It would be small in size and scale and would be positioned alongside the north elevation of the proposed outbuilding on the northern part of the site. In such position on the site and by virtue of the existing boundary walls that enclose the east, west and north boundaries of the site and its' positioning to the rear of the proposed house and outbuilding, the proposed ASHP unit would not be visible in public views within the streetscape or wider area. The proposed ASHP unit would not appear as overly dominant addition to the plot. It would be viewed in the context of its relationship with the proposed house it would serve and the greater scale and massing of the buildings on the plot and would not be an overdevelopment of the plot. They would not be harmful to the character and appearance of the proposed house or to the character and appearance of the area, including of this part of the Conservation Area.

A bin storage structure is proposed to be positioned to the south (front) of the proposed house. It would measure some 2.3 metres in length by some 0.7 of a metres in depth and would be some 1.2 metres in height and would be finished with vertical timber board cladding (natural finish) to its walls and roof. It would be positioned alongside the 1.25 metres high east boundary wall to the south (front) of the proposed house. By virtue of its dimensions the proposed bin storage structure would be small in size and scale. In its proposed position the proposed bin storage structure would be readily visible in public views from Templar Place. However, it would be seen against the backdrop of the 1.25 metres high east boundary wall of the southern part of the site and in the context of the greater massing of the proposed house and the neighbouring houses to the east and west. By virtue of its small size and scale it would not appear harmfully dominant within the streetscape. A similar bin storage structures is located to the south (front) of the neighbouring house of Aros House to the east. Subject to it being the natural finish proposed for it or a colour of paint, stain or timber preservative to be approved by the Planning Authority, a detail that could be secured through a condition attached to a grant of planning permission, the proposed bin storage structure, by virtue of its size, scale, proportions and external finish, would not be harmful to the character and appearance of the proposed house or the character and appearance of the streetscape, including this part of the Conservation Area.

It is proposed to form hardstanding areas to the south (front), west (side) and north (rear) sides of the proposed house in the form of a driveway, parking and turning area, footpaths and patio areas. The driveway, parking and turning area would be surfaced with a combination of natural stone sett cobbles and gravel and the footpaths and patio areas would be surfaced with natural stone paving. In their immediate relationship with the proposed house and by their ground level form and surface finishing materials, the proposed hardstanding areas would be appropriate within the garden of the proposed house and would not be harmful to the character and appearance of the streetscape or of this part of the Conservation Area.

The application drawings show that the existing natural stone boundary walls of the west, north and east boundaries of the site would be retained in situ unchanged, and that the existing natural stone boundary walls of the east and west boundaries of the southern part of the site (forward of the proposed house) would also be retained in situ unchanged.

The existing natural rubble stone south roadside boundary wall and black metal railings and gates of the site would be removed and a new length of low natural rubble stone roadside boundary wall with black painted metal railings and black metal pedestrian gates, all with an overall height of 1.2 metres would be erected. The new natural rubble stone wall would be constructed using the natural rubble stone taken from the down-taking of the existing length of wall and new curved cope stones would be added. With the exception of the new vehicular access, the new wall with railings would extend across the frontage of the site and would curve round along the east side of the proposed driveway towards the south (front) elevation of the proposed house.

New 1.8 metres high vertical boarded timber gates with a grey paint finish would be erected across the proposed driveway and would be positioned set back some 8.5 metres from the back edge of the public footpath on the north side of Templar Place and some 2.0 metres from the south (front) elevation of the proposed house.

In the context of the existing vehicular and pedestrian accesses of the north side of Templar Place, including of the application site, the blocking up of the existing vehicular and pedestrian accesses in the south (roadside) boundary of the site and the formation of new vehicular and pedestrian accesses in different positions on that boundary of the site would not be out of keeping with the character of the streetscape.

The proposed new length of roadside boundary wall, railings and gates and the proposed driveway gates would be readily visible in public views from Templar Place. Subject to the new length of roadside boundary wall being constructed using natural rubble stone from the down-taking of the existing length of roadside boundary wall, or natural rubble stone of similar colour and facing to the existing natural rubble stone walls of the site, the erection of the new length of roadside boundary wall and the erection of the black metal railings and pedestrian gates would not have an appreciable effect on the frontage of the site and would not be harmful impact on the character and appearance of the streetscape or of this part of the Conservation Area. In this part of Gullane there are a number of pairs of timber vehicular gates of similar height that are painted or stained a variety of colours. In this context the proposed 1.8 metres high timber boarded vehicular access gates and their finishing colour would be sufficiently in keeping with the variety of boundary enclosures including gates along the roadside frontages of Templar Place and the wider area. Accordingly, they would not be harmful to the character and appearance of the streetscape or of this part of the Conservation Area.

In that the proposed development would be an appropriate and sympathetic form of infill development of this part of Gullane that would not be harmful to the character and

appearance of this part of the Conservation Area, it would not be harmful to the setting of the adjacent North Berwick to Seton Sands Coast Special Landscape Area or the Gullane Area "Countryside Around Towns" area.

The application site is part of the developed coast as defined by Policy DC6 of the ELLDP. ELLDP Policy DC6 states that new development within the developed coast will be supported in principle if it complies with other relevant Plan policies.

In that the proposed development would be an appropriate and sympathetic form of infill development of this part of Gullane that would not be harmful to the character and appearance of this part of the Conservation Area and would otherwise not conflict with other relevant development plan policies, it would not detract from this part of the East Lothian developed coast area of which it is a part and thus would not conflict with ELLDP Policy DC6 on matters relating to development within the Developed Coast.

The **Council's Archaeology Officer** advises that, although of some age, the existing house is not listed as being of special architectural or historic interest and has seen significant alterations over the years, and the earlier remains are significantly obscured by later interventions. Therefore, on balance the Archaeology Officer has no comment to make regarding the proposals in relation to the historic environment.

There is sufficient land within the site to accommodate the proposed house and associated works with a sufficient sized garden and adequate parking provision and vehicular access without there being an overdevelopment of the site.

On all of these foregoing considerations of design, layout and density, the proposed house and associated works, by virtue of their sizes, heights and positioning and by their relationship with their surroundings, including the built forms and layouts of the neighbouring houses, would not, as a form of infill development, be harmful to the character and appearance of the area or of this part of the Conservation Area and does not conflict with Policies 4, 7, 14 and 16 of NPF4 or Policies DP7, DP2, DP1, CH2, CH4, DC6, DC8 and DC9 of the ELLDP.

ELLDP 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 proposed development 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.

There are two windows on the west facing gable of Aros House to the east, one at ground floor level and one at first floor level. In its position and by virtue of its height and orientation, the proposed house would have an impact on the daylight received by these two windows of the neighbouring house to the east. However, those windows each serve a bathroom and, in accordance with the Guide, they serve rooms that do not have a special requirement for daylight.

Otherwise, by virtue of their height, positioning, orientation and distance away from the neighbouring houses to the east, north and west, the proposed house and outbuilding would not, in accordance with the Guide, give rise to a harmful loss of daylight to any neighbouring residential properties and therefore would not have a harmful effect on the residential amenity of them.

On application of the sunlight test, the proposed house, by virtue of its position would result

in some overshadowing of the rear gardens of the houses of Aros House to the east, Templecroft further to the east, The Turret and Fairways to the west, Greenways and Yair further to the west, Winn Cottage to the north, and Cob Cottage and Templar Cottage to the northwest. However, the resulting overshadowing to each of those gardens would not, in accordance with the Guide, be of an amount and for such an extended period of the day that it would result in a harmful loss of sunlight to those neighbouring gardens.

In turn, the proposed house would receive a sufficient amount of daylight and its garden a sufficient amount of 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.

There are no neighbouring residential properties to the south of the application site.

The east side elevation of the proposed house would in part abut the east boundary of the site and would in part be set some 1 metre away from that boundary. Other than one ground floor kitchen window and a row of four roof windows, there would be no other windows or other glazed openings on the east elevation of the proposed house. This window and roof windows would be less than 9 metres away from the garden of the neighbouring house and less than 18 metres away from directly facing windows of that neighbouring house. The row of roof windows would be positioned along the roof ridge of the pitched roof of the one and a half storey rear component of the proposed house and their lower sills would be more than 1.8 metres above the finished floor level of the room they would serve and, in such position, the roof windows would not allow for harmful overlooking of the neighbouring house and garden to the east. The ground floor kitchen window would be positioned alongside the east boundary wall of the site, which at that location is some 2.0 metres high and would prevent overlooking of the neighbouring garden and house to the east from that window. Accordingly, the proposed development would not allow for any harmful overlooking of the neighbouring house and garden to the east.

The north elevation of the front two-storey component of the proposed house would be some 30 metres away from the north boundary of the site. At such distance the windows and other glazed openings of that elevation would not result in any harmful overlooking of the neighbouring house and garden to the north.

The north elevation of the rear one and a half storey component of the proposed house would be some 12 metres away from the north boundary of the site and some 18 metres away from the south elevation of the house of Winn Cottage to the north. At such distances, the proposed development would not result in any harmful overlooking of the neighbouring house and garden to the north.

The west elevation of the proposed house would at its closest be some three metres and at its furthest some 10 metres away from the west boundary of the site. The west elevation of the two storey front component of the proposed house would be some three metres away from the west boundary and there would be both ground floor and first floor windows on that elevation. This part of the proposed house would be positioned alongside the two-storey building of Fairways and The Turret and there are no windows on the east elevation of that neighbouring building. Notwithstanding this, the application drawings show vertical

'brise-soleil' covering the ground floor and first floor windows of this part of the proposed house with the angle of vision directed south along the proposed driveway of the proposed house and along the blank east gable of Fairways and The Turret. Accordingly, the windows of the west elevation of the main two storey front component of the proposed house would not allow for harmful overlooking of the neighbouring properties to the west.

There would be ground floor and first floor windows on the west elevation of the front projecting gable of the southern front component of the proposed house. Those windows would be less than 18 metres away from the east facing ground floor and first floor windows of the two storey projecting bay windows of the front elevation of the building of Fairways and The Turret to the west. In their position some five metres away from the public road and footpath of Templar Place, the ground floor windows of that neighbouring projecting bay window are already overlooked from the public road and footpath and the ground floor window of the west elevation of the front projecting gable of the southern front component of the proposed house would not result in any greater degree of overlooking. Due to their first-floor positioning, the east facing window of the two storey projecting bay window of the front elevation of the building of Fairways and The Turret does not have the same degree of overlooking from the public road and footpath. The application drawings show that the first floor west facing window of the projecting gable of the southern front component of the proposed house would be obscurely glazed. Subject to such obscure glazing, a detail that could be secured through a condition on a grant of planning permission, the first floor west facing window of the projecting gable of the southern front component of the proposed house would not allow for harmful overlooking between these windows.

The west facing windows of the single storey component of the proposed house would be some 10 metres away from the west boundary of the site and would be less than 18 metres away from the ground floor and first floor windows of the east elevation of Fairways (ground floor) and The Turret (first floor). The west boundary of the site is enclosed by a rubble stone wall some 1.4 metres in height and the ground level of the neighbouring properties to the west is slightly lower than that of the application site. The existing boundary wall would afford some screening between the ground floor windows of the existing residential property of Fairways and the proposed house. The windows of the west elevation of the single storey component of the proposed house would serve a corridor/hallway and thus do not serve a habitable room of the proposed house. Thus, although the windows would be less than 18 metres away from the east facing windows of Fairways and The Turret any such overlooking in being only from a circulation space/hallway would not be harmful to the privacy and residential amenity of the neighbouring properties of Fairways and The Turret. Furthermore, the application drawings show the provision of sliding privacy screens in the form of sliding vertical timber 'brise-soleil' for the length of the west facing windows of the single storey component of the proposed house. Accordingly, the west facing windows of the single storey component of the proposed house would not result in harmful overlooking of the neighbouring properties to the west.

The west elevation of the one and a half storey rear component of the proposed house would be some 6.5 metres away from the west boundary of the site with the garden of Fairways and The Turret. There would be ground floor windows and sliding doors in that elevation and roof windows along the ridge of the roof of that part of the proposed house. In their position along the roof ridge of this rear part of the proposed house, the lower sills of the roof windows would be more than 1.8 metres above the finished floor level of the room they would serve, and, in such position, they would not allow for harmful overlooking of the neighbouring garden to the west. The west boundary wall at the position of the one and a half storey rear component of the proposed house is some 1.3 metres in height and at such height is not sufficient to prevent harmful overlooking of the garden of the neighbouring house from the west facing windows of the one and a half storey rear

component of the proposed house. There is some landscape planting within the neighbouring garden however this is not constant along this part of the boundary. Thus, in order to prevent harmful overlooking of the neighbouring garden ground to the west from the west facing ground floor windows of the one and a half storey rear component of the proposed house it would be necessary to increase the height of the west boundary enclosure for the duration of the length of the west elevation of the one and a half storey rear component of the proposed house to a minimum height of some 1.8 metres. A boundary enclosure of such height would be sufficient to prevent harmful overlooking of the neighbouring garden from those windows of the proposed development. The requirement for the increase in height of this part of the west boundary enclosure could be secured through a condition attached to a grant of planning permission. Subject to such planning control, the west elevation windows of the proposed one and a half storey rear component of the proposed house would not result in harmful overlooking of any neighbouring house or garden to the west.

A balcony (roof terrace) is proposed to be formed on the northern end of the roof of the single storey component of the proposed house at the juncture of that part of the single storey component with the one and a half storey component of the proposed house. The balcony (roof terrace) would be some two metres away from the east boundary of the site and would be less than 18 metres away from west facing windows of Aros House to the east. It would be some nine metres away from the west boundary of the site and would not be within 18 metres of any directly facing windows of the residential properties to the west. The balcony would be enclosed on three sides by a glazed balustrade measuring some 1.1 metres in height. On its east side it is proposed to also be enclosed by a privacy screen comprising vertical timber blades that would be positioned at 220mm centres and angled at 30 degrees. Although such privacy screen would reduce the views towards the house and garden of the east, they would not prevent such views and therefore this form of privacy screen is not sufficient to prevent harmful overlooking. It could be made a condition of a grant of planning permission that details of a different form of privacy screen to a minimum height of 1.7 metres and of a sufficient solidity to prevent overlooking be submitted for the prior approval of the Planning Authority and be installed prior to the occupation of the proposed house. Subject to such conditional control, the proposed balcony (roof terrace) would not allow for harmful overlooking of the neighbouring houses to the east and west.

The proposed single storey outbuilding would be positioned to the north of the proposed house. It would abut the east boundary of the site, be some four metres away from the north boundary of the site and be some 12 metres away from the west boundary of the site. It would not have any windows or other glazed openings on its north and east elevations. There would be a door in its south elevation and two doors and a window in its west elevation. It would serve as a garden store, store and study. None of its windows or doors would be less than 9 metres away from a boundary of the site or within 18 metres of any directly facing windows of a neighbouring property. Thus, the proposed outbuilding would not allow for any harmful overlooking of any neighbouring residential property.

In that the application site is within the Gullane Conservation Area, further windows or other glazed openings, including roof windows, could not be formed in any of the elevations of the proposed house without the requirement for planning permission, and thus without the control of the Council as Planning Authority.

On these considerations of overlooking, the proposed house and associated works would not have a harmful effect on the residential amenity of any neighbouring property.

The occupiers of the proposed house would also have sufficient privacy and residential amenity.

On these forgoing considerations of overlooking, overshadowing, privacy and amenity, the proposed development is consistent with Policy 14 of NPF4 and Policies DP2 and DP7 of the ELLDP.

The **Council's Environmental Health** raises no objection to the proposed development.

On the matter of the air source heat pump, the Council's Environmental Health Officer advises that due to the proximity of neighbouring residential properties the operation of the air source heat pump has the potential to cause noise nuisance, and accordingly, he recommends that a condition be imposed on a grant of planning permission to ensure that the noise from the operation of the air source heat pump (ASHP) should not exceed Noise Rating curve NR20 at any octave band frequency between the hours of 23:00 - 07:00 and Noise Rating curve NR25 at any octave band frequency between the hours of 07:00 - 23:00 within any existing residential property, with all measurements to be made with windows open at least 50mm.

The applicant's agent advises that the proposed air source heat pump (ASHP) would comply with 'MCS 020 Planning Standards for air source heat pumps (updated 2025)'.

In that the air source heat pump would comply with 'MCS 020 Planning Standards for air source heat pumps (updated 2025)', it would comply with the requirements of Class 6H of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). In this circumstance, the Environmental Health Officer advises that there would be no requirement to impose the planning control for NR20 and NR25 previously referred to above. The requirement for the air source heat pump to comply with 'MCS 020 Planning Standards for air source heat pumps (updated 2025)' could be secured by a condition of a grant of planning permission. Subject to such control, the proposed development would not have a harmful effect on the amenity of neighbouring properties from noise associated with the operation of the air source heat pump and would not therefore conflict with Policy 14 of NPF4 and Policies DP2 and DP7 of the ELLDP.

The **Council's Senior Environmental Compliance Officer** advises that there is the potential for localised unexpected ground contamination to exist on the site and given the residential nature of the proposed development he recommends that a condition be imposed on a grant of planning permission to ensure that if the presence of any previously unsuspected or unforeseen contamination becomes evident during the development of the site it shall be brought to the Council's attention. This requirement can be made conditional of a grant of planning permission.

Access and parking for the proposed house would be taken directly from the public road of Templar Place via a new vehicular access to be formed on the west side of the frontage of the plot with Templar Place. Off-street parking for at least two cars would be provided to the rear of the proposed house, at the northern end of the site.

The **Council's Road Services** advise that the proposed site layout shows sufficient provision on the site for sufficient on-site parking and a turning area to enable cars to enter and exit the site in a forward gear. Road Services advise that a visibility splay of 2.0 metres by 2.0 metres from the driver's eye height of 1.05 metres to an object height of 0.6 of a metre above the rear of the footpath (as detailed in ELC standards) should be provided at the east side of the new vehicular access of the driveway onto the public road.

Road Services recommend that the following matters be secured by conditions:

(i) Parking for minimum of 2 no. vehicles with associated turning area as shown on drawing

no. 24.02/L(PL)002 C 'Existing and Proposed Site Plans';

(ii) A pedestrian visibility splay to eastern side of the proposed access driveway shall be provided. The splay shall be 2.0 metres by 2.0 metres from the driver's eye height of 1.05 metres to an object height of 0.6 of a metre above the rear of the footway, as detailed in ELC standards;

(iii) The submission of a Construction Method Statement designed to minimise the impact of construction activity and the movements of construction traffic on the amenity of the area; and

(iv) Provision of electric vehicle charging.

All of these requirements could be secured by conditions attached to a grant of planning permission.

Subject to the aforementioned planning controls, Road Services raise no objection to the proposed development and the proposed house would be safely accessed and provided with an adequate standard of off-street parking and turning. On these considerations, the proposed development is consistent with Policies T1 and T2 of the ELLDP.

NPF4 policies 13 (Sustainable transport) and 15 (Local living and 20-minute neighbourhoods) seek to encourage development in locations well-served by sustainable transport modes (e.g. public transport, walking, wheeling and cycling).

The proposed development would be located within the urban area of Gullane and would be located to the south of the Gullane Town Centre, less than 200 metres away from the Main Street. In such location, the proposed development would be within reasonable walking distance of local shops and services and of bus stops serving nearby towns and which provide connections to railway stations. In this context and locational circumstances, the proposed development would have reasonably good access to local shops, amenities and facilities and to local public transport services to ensure that its future occupants could meet the majority of their needs within a reasonable distance of their home by walking or wheeling or using public transport. The application site is of a sufficient size to be able to accommodate cycle storage provision. In such locational relationship with local shops, amenities and facilities, and local public transport services, the proposed development would contribute to local living and 20-minute neighbourhoods and accordingly, the proposals do not conflict with NPF4 Policies 13 and 15.

NPF4 Policy 16(f) states that development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances including, where the proposal is supported by other policies of the plan including local living and 20-minute neighbourhoods and is for smaller scale opportunities within an existing settlement boundary. The application site is not allocated for development by the ELLDP however it is already in residential use with a residential property on it. The proposal is a small-scale development for the redevelopment of the site that would be located within the settlement of Gullane and therefore on those counts it does not conflict with Policy 16(f) of NPF4.

Policy 12 of NPF4 encourages sustainable waste management. As a residential use, the general collection and management of waste and recycling from the proposed development would be operated by the Council's Waste Services. The **Council's Waste Services Manager** raises no objection to the proposed development based on the application drawings. Accordingly, the proposal does not conflict with Policy 12 of NPF4 or Policy W3 of ELLDP.

The **Council's Structures and Flood Protection Team** advise that they raise no objection to the proposed development on the grounds of flood risk or drainage. The proposals do not therefore conflict with ELLDP Policy NH10 or NPF4 Policy 22.

The rear garden of the existing house on the site is somewhat overgrown and there are some small trees adjacent to the north boundary and a fruit tree adjacent to the west boundary. There are other small trees in the neighbouring gardens.

The application drawings proposed that the existing small trees would be removed from the site. Those existing trees are partially visible in short duration glimpsed views in the gaps between buildings but do not contribute significantly to the landscape character of the area or of this part of the Conservation Area. The Landscape Officer (Policy and Strategy) advises that the trees are not readily visible from outwith the site and are not significant within the Conservation Area. The Landscape Officer raises no objection to the removal of the cherry tree and other small trees subject to replacement tree planting being proposed and comments that the 'Biodiversity Proposal' submitted with the application indicates new fruit tree planting within the site, which would mitigate for the loss of the cherry tree and other small trees. Subject to the new tree planting, a detail that could be secured through a condition attached to a grant of planning permission, the Landscape Officer does not object to the removal of the existing small trees, including the cherry tree from the application site.

The Landscape advice is that, due to the stone boundary walls enclosing the site, the proposals would not have a detrimental impact on the existing trees that are on the adjacent gardens.

Subject to a condition requiring a scheme of landscaping for the site to be submitted for the prior approval of the Planning Authority, the loss of the trees on the site to facilitate the proposed development would not be harmful to the landscape character of the area or the trees on the adjacent gardens and is therefore consistent with NPF4 Policy 6 and Policy NH8 of the ELLDP.

The application site is an existing house and garden, albeit that at present the garden is somewhat overgrown. There are a few small trees adjacent to its north boundary and a cherry tree adjacent to its west boundary. It does not have any significant ecological status or designations. A Bat and Breeding Bird Survey and a Biodiversity Proposal have been submitted with the application.

The **Council's Biodiversity Officer** has reviewed the reports submitted with the application and recommends the following:

(i) although no bat roosts were identified in the survey, there is evidence of bats foraging and commuting on the site, and it would be prudent in this case for a non-licensed Precautionary Construction Working Method Statement for bats to be secured prior to the commencement of development. Such Statement should cover but not be exclusive to the consideration of lighting, noise, timing of works and pre-construction checks by a suitably qualified ecologist;

(ii) if planning permission is granted and if construction does not commence by a year after the date of the submitted Bat and Breeding Bird Survey, the existing buildings may need to be re-surveyed to ensure that there is no use of the potential roosts;

(iii) there is the potential for the existing trees and scrub on the site to provide suitable nesting and foraging habitat for breeding birds, and any tree/scrub removal from the site should be undertaken outwith breeding bird season unless carried out in accordance with

a species protection plan for breeding birds, including pre-construction site checks; and
(iv) best practice guidance should be followed in the establishment of the sedum roof.

The Biodiversity Officer further comments that the Biodiversity Proposal, including green roof, log piles for wildlife shelter, fruit trees and pollinator friendly planting, is welcomed. However, it is recommended that an alternative to the proposed woodland wildflower meadow mix is chosen due to the site's coastal location, in which it would be more suitable to choose a salt tolerant coastal mix that has been sourced locally to ensure that existing local pollinators are supported.

NPF4 Policy 3 states that proposals for local development types will include appropriate measures to conserve, restore and enhance biodiversity. This proposal is a local development. Some information on biodiversity enhancement is included on the 'Biodiversity Proposals' drawing. However, insufficient information has been provided on this matter and the Biodiversity Officer has recommended changes to it. A condition can be attached requiring the submission of such details for the approval of the Planning Authority.

Subject to planning conditions being imposed to secure a Precautionary Construction Working Method Statement, no trees, hedges or shrubs being removed during breeding bird season and an amended Biodiversity enhancement plan being submitted to take account of the Biodiversity Officer's comments, all details that could be secured through conditions attached to a grant of planning permission, the Council's Biodiversity Officer is satisfied that the proposed development would not be harmful to biodiversity and would secure biodiversity enhancement on the site and the proposals would not conflict with Policy 3 of NPF4 or with Policy NH4 and NH5 of the ELLDP.

Policies 1 (Tackling the climate and nature crises) and 2 (Climate mitigation and adaptation) of NPF4 encourage, promote and facilitate development that addresses the global climate emergency and nature crises and that minimise emissions and adapts to the current and future impacts of climate change.

At its meeting on 27 August 2019, the Council approved a motion declaring a Climate Emergency. Thereafter, at its meeting on 3 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.

The applicant has submitted a report advising that the proposed new house would be ultra energy efficient with triple glazed windows and high levels of insulation to walls, roof and floors, that reclaimed materials from the down-taking of the existing house would be re-used in the external finishes of the proposed house (stone and slate) or for sub-base materials for the proposed development, timber cladding would be sustainably sourced and along with the zinc roofing is 100% recyclable, the use of sedum roof will help with water run-off, and renewable technologies, including an air source heat pump for hot water and underfloor heating and solar photovoltaic panels to minimise energy use, would be incorporated into the design of the proposed development. 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 be prudent to require proposals for the provision of new electric vehicle charging point and infrastructure. This could be secured by a condition imposed on a grant of planning permission for the proposed development.

Scottish Water has been consulted on the application and raises no objection to the proposed development. A copy of Scottish Water's comments has been forwarded by

email to the applicant's agent.

In conclusion, the proposal is considered to be in accordance with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the proposal's accordance with the Development Plan.

CONDITIONS:

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 In the event of the presence of any previously unsuspected or unforeseen contamination of the land on the application site being found, development shall not begin, or shall cease to continue, until a scheme to deal with contamination on the site has been submitted to and approved in writing in advance by the Planning Authority. The scheme shall contain details of the proposals to deal with contamination to include:

- 1 the nature, extent and type(s) of contamination on the site,
- 2 measures to treat/remove contamination to ensure the site is fit for the use proposed,
- 3 measures to deal with contamination during construction works,
- 4 condition of the site on completion of decontamination measures.

At this stage a Site Investigation and subsequent Risk Assessment may have to be carried out, if requested by the Planning Authority. A Remediation Strategy may also be required.

Before the house is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority and if required, a Verification Report shall be submitted confirming the satisfactory completion of the required remedial works.

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

Reason:

To ensure that the site is clear of contamination prior to the occupation of the house.

- 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 to minimise the impact of demolition and construction activity on the safety and amenity of the area shall be submitted to and approved by the Planning Authority. The Demolition and Construction Method Statement shall recommend mitigation measures to control noise, dust, demolition and construction traffic (including parking, routes to/from site and delivery times) and shall include hours of demolition and construction work.

The Demolition and Construction Method Statement shall also make recommendations in respect of how building materials and waste will be safely stored and managed on site.

Thereafter, the Demolition and Construction Method Statement shall be implemented and complied with in accordance with the details so approved for the period of demolition and construction of the development hereby approved

Reason:

To minimise the impact of construction activity in the interests of the amenity of the area.

- 5 No use shall be made of the vehicular access hereby approved unless and until a pedestrian visibility splay measuring 2.0 metres by 2.0 metres from the driver's eye height of 1.05 metres to an object height of 0.6 of a metre above the rear of the footway, as detailed in ELC standards, is formed to the eastern side of the access driveway hereby approved. Thereafter, the pedestrian visibility splay shall be retained and maintained in perpetuity unless otherwise approved by the Planning Authority.

Reason:

To ensure provision of an adequate pedestrian visibility splay in the interests of road and pedestrian safety.

- 6 Prior to the occupation of the house hereby approved the vehicular access, turning and parking arrangements shall be laid out as shown in docketed drawing nos. 24.02/L(PL)110 B and 24.02/L(PL)002 C, and thereafter the vehicular access, turning and parking areas shall be retained and maintained for such uses.

No use shall be made of the vehicular access hereby approved if any gates erected across it are installed so as to open outwards towards the adjacent public road.

Reason:

To ensure provision of adequate vehicular access, turning and on-site parking in the interests of road safety and in the interests of safeguarding the character and appearance of the Conservation area.

- 7 Prior to the commencement of development hereby approved, details of the provision of a new electric vehicle charging point(s) and infrastructure for it/them shall be submitted to and approved in writing by the Planning Authority. The details shall include a timetable for implementation. Thereafter, and prior to the occupation of the house hereby approved, the electric vehicle charging point(s) and infrastructure for it/them shall be carried out in accordance with the details so approved.

Reason:

To minimise the environmental impact of the development.

- 8 Prior to the commencement of site clearance works or construction of the development hereby approved, a Precautionary Construction Working Method Statement for bats incorporating the latest good practice guidelines and statutory advice to protect bats shall be submitted to and approved in writing in advance by the Planning Authority. The Precautionary Construction Working Method Statement for bats shall include, but not exclusively, the considerations of lighting, noise, timing of works and pre-construction checks by a suitably qualified ecologist. Thereafter, the site clearance works and construction of the development shall be carried out strictly in accordance with the details

so approved.

Reason:

To protect the ecological interest in accordance with Local Development Plan policies NH4 and NH5.

- 9 No site clearance or other works, including the removal of hedgerows, trees or shrubs, in connection with the development hereby approved shall take place on the site between 1st March and 31st August inclusive in any calendar year, unless a detailed check of the site for active bird nests has been undertaken and the details of that check have been submitted to and approved in advance in writing by the Planning Authority. The site check shall be undertaken no later than 48 hours before the commencement of the development and shall confirm that no birds will be harmed and that appropriate measures are in place to protect nesting bird interest on the site. Thereafter, the development on the site shall be carried out in strict accordance with the approved protection measures for breeding birds.

Reason:

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

- 10 Prior to commencement of development hereby approved, and notwithstanding the content of the Biodiversity Enhancement drawing no. 24.02/L(PL)007, details of the measures to be implemented to conserve, protect, restore and enhance biodiversity on the application site shall be submitted to and approved by the Planning Authority. The biodiversity enhancement measures shall be based on the details shown on drawing no. 24.02/L(PL)007 and shall include, but not exclusively, an alternative wildflower meadow seed mix to that shown on that drawing and landscaping proposals as required by Condition 11 of this grant of planning permission. The Biodiversity Enhancement Plan will include timescales for implementation and the measures as so approved shall be implemented, where relevant, in the first planting and seeding season following the occupation of the house or the completion of the development whichever is the sooner, and shall thereafter be retained, unless otherwise approved in writing by the Planning Authority.

Reason:

In the interests of protecting and enhancing biodiversity on the site and within the surrounding area.

- 11 Prior to the commencement of development hereby approved, a detailed scheme of landscaping for the site to include but not exclusively the tree planting detailed on Biodiversity Proposal drawing no. 24.02/L(PL)007 docketed to this grant of planning permission shall be submitted to and approved in advance in writing by the Planning Authority. Thereafter, the landscape planting scheme implemented on the site shall accord with the planting scheme so approved.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development or occupation of the house, whichever is the sooner. All planting shall be established and maintained in accordance with the details on the approved drawings. Any trees, hedges or plants which die, are removed or become seriously damaged or diseased within a period of ten years from the completion of the development 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.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

- 12 In accordance with condition 3 of conservation area consent 24/00810/CAC, the reclaimed natural slates salvaged from the down-taking of the existing Briar Cottage on the site shall be used in the finish of the pitched roofs of the house hereby approved, unless otherwise

approved in writing by the Planning Authority and the details of such use of the reclaimed natural slates shall be submitted to and approved in advance in writing by the Planning Authority.

Otherwise, the pitched roofs of the house hereby approved shall be clad with natural slate in accordance with the details and a sample of such natural slates to be submitted to and approved in advance in writing by the Planning Authority.

Thereafter, the natural reclaim and new slate finish of the pitched roofs of the house hereby approved shall accord with the details and sample so approved.

Reason:

To re-use salvaged and reclaimed materials of the existing Briar Cottage and to ensure the satisfactory appearance of the development hereby approved in the interest of safeguarding the character and appearance of the Conservation Area.

- 13 The south elevation wall of the two storey front part of the house hereby approved including the elevation walls of its projecting front gable component shall be finished externally with reclaimed natural rubble stone salvaged from the down-taking of the existing Briar Cottage and its boundary walls, unless otherwise approved in writing by the Planning Authority.

If additional natural rubble stone is needed, such natural rubble stone, whether new or reclaimed, shall match as closely as possible the colour, texture, facing and sizes of the existing reclaimed natural rubble stone and details of and a sample of any such new or additional reclaimed natural rubble stone shall be submitted to and approved in advance in writing by the Planning Authority prior to their use in the development hereby approved.

A sample panel of the natural stone finish of the south elevation wall of the two storey front part of the house hereby approved including the elevation walls of its projecting front gable component shall be provided prior to the construction of that part of the development hereby approved and the sample panel shall detail the size, coursing, colour, texture, and facing of the natural stone and the pointing of the wall and shall match as closely as possible the size, coursing, colour, texture, and facing of the natural stone of neighbouring buildings to the west and their pointing. The details of the sample panel shall be approved in advance in writing by the Planning Authority.

Thereafter, the natural rubble stone finish of the south elevation wall of the two storey front part of the house hereby approved including the elevation walls of its projecting front gable component shall accord with the natural rubble stone details and sample panel so approved.

Reason:

To re-use salvaged and reclaimed materials of the existing Briar Cottage and to ensure the satisfactory appearance of the development hereby approved in the interest of safeguarding the character and appearance of the Conservation Area.

- 14 Prior to their use in the development hereby approved, details and a schedule of the materials and external finishes and samples of such finishes, including where relevant colours, shall be submitted to and approved in advance in writing by the Planning Authority for the following:

- i. the rendered finish of parts of the external walls of the house shall be a wet dash or stippled/textured render;
- ii. the flat roof finishing material of two storey flat roofed rear element of the two storey front component of the proposed house;
- ii. the corrugated profile roof sheeting of outbuilding;
- iii. the zinc roof finish;
- iv. paint, stain or timber preservative finish of the vertical board timber cladding, if relevant;
- v. the paint, stain or timber preservative finish of the vehicular gates.

Thereafter, the materials used shall accord with the samples so approved.

Reason:

To ensure the satisfactory appearance of the development in the interest of safeguarding the character and appearance of the Conservation Area.

- 15 The frames of the windows and external sliding doors shall be of painted timber construction and the external doors and their frames shall be of timber construction.

The frames of the windows and external sliding doors shall be painted pebble grey RAL7032 or another colour to be agreed in advance in writing by the Planning Authority prior to its use in the development hereby approved, unless otherwise approved by the Planning Authority.

If the timber parts of the external doors are to have a paint, stain or timber preservative finish, details of the colour of that paint, stain or timber preservative finish shall be submitted to and approved in advance in writing by the Planning Authority, prior to its use in the development hereby approved.

Reason:

To ensure the satisfactory appearance of the development in the interest of safeguarding the character and appearance of the Conservation Area.

- 16 The roof windows hereby approved shall be fitted as flush as possible with the upper surface of the roof slope of the house into which they are to be fitted and their frames and any flashings of them shall be black or dark grey in colour, unless otherwise approved by the Planning Authority.

Reason:

To ensure the satisfactory appearance of the development in the interest of safeguarding the character and appearance of the Conservation Area.

- 17 The solar photovoltaic panels hereby approved to be installed on the roof of the house hereby approved shall be integrated into the surface finish of the roof and shall not sit proud of the upper surface of the roofing material of the roof and shall be installed so as to be as flush fitting as possible with the upper surface of the roof into which they would be installed and with minimal flashing, unless otherwise approved in writing by the Planning Authority.

Reason:

To safeguard the visual amenity of the area and the character and appearance of the Conservation Area.

- 18 Any roof and wall mounted vents to be installed on the house hereby approved shall be concealed as much as possible, shall be as small as possible and any visible parts of them shall match as closely as possible the colour and materials for the part of the roof or wall of the building to which they would adjoin.

Reason:

To ensure the satisfactory appearance of the development in the interest of safeguarding the character and appearance of the Conservation Area.

- 19 Details and a sample of the materials to be used to surface the hardstanding areas to be used as driveway, vehicle parking and turning areas, patios and footpaths shall 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 materials used shall accord with the details and samples so approved.

Reason:

To ensure the satisfactory appearance of the development in the interest of safeguarding the character and appearance of the Conservation Area.

- 20 If the vertical timber cladding of the external walls of the bin store hereby approved are to be painted, stained or treated, details of the colour of any such paint, stain or treatment shall be submitted to and approved in advance in writing by the Planning Authority, and thereafter the colour of the paint, stain or timber preservative applied to the bin store shall accord with the details so approved.

Reason:

To ensure the satisfactory appearance of the development in the interest of safeguarding the character and appearance of the Conservation Area.

- 21 The natural rubble stone to be used in the construction and external finish of the new length of roadside (south) boundary wall hereby approved shall be reclaimed natural rubble stone salvaged from the down-taking of the existing Briar Cottage and associated roadside boundary walls unless otherwise approved by the Planning Authority.

If additional natural rubble stone is needed, such natural rubble stone, whether new or reclaimed, shall match as closely as possible the colour, texture, facing and sizes of the existing reclaimed natural rubble stone and details of and a sample of any such new or additional reclaimed natural rubble stone shall be submitted to and approved in advance in writing by the Planning Authority prior to their use in the development hereby approved.

A sample panel of the natural stone finish of the new length of roadside (south) boundary wall shall be provided prior to the construction of that part of the development hereby approved and the sample panel shall detail the size, coursing, colour, texture, and facing of the natural stone and the pointing of the wall and shall match as closely as possible the size, coursing, colour, texture, and facing of the natural stone of neighbouring roadside boundary walls and their pointing. The details of the sample panel shall be approved in advance in writing by the Planning Authority.

The metal railings to be installed on the top of the new length of roadside (south) boundary wall shall have a black painted finish, unless otherwise approved by the Planning Authority.

Thereafter, the natural rubble stone finish of the new length of roadside (south) boundary wall shall accord with the natural rubble stone details and sample panel so approved.

Reason:

To re-use salvaged and reclaimed materials of the existing Briar Cottage and roadside boundary walls and to ensure the satisfactory appearance of the development hereby approved in the interest of safeguarding the character and appearance of the Conservation Area.

- 22 Prior to the occupation of the house hereby approved the first floor window on the west elevation of the projecting front gable of the house shall be obscurely glazed in accordance with a sample of the obscure glazing to be submitted to and approved by the Planning Authority in advance of its use on the house. The obscure glazing of the window shall accord with the sample so approved. Thereafter the first floor window on the west elevation of the projecting front gable of the house shall continue to be obscurely glazed unless otherwise approved by the Planning Authority.

Reason:

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

- 23 Prior to the occupation of the house hereby approved a length of the west boundary enclosure of the site commensurate with the length of the west elevation of the one and a half storey rear component of the house hereby approved, shall be increase in height to a minimum of 1.8 metres high above ground level in accordance with details of the position and design of such means of increasing the height of the boundary enclosure to be submitted to and approved in writing in advance by the Planning Authority prior to its use in the development hereby approved. Thereafter, the increased height of boundary

enclosure of this part of the west boundary of the site shall accord with the details so approved, and shall thereafter be retained in situ at that height in perpetuity, unless replaced with an alternative means of boundary enclosure (i.e. fence, wall, hedge) that would be of equal height, length and as solid or dense in form as the means of enclosures it has replaced. Such alternative boundary enclosure shall be erected or maintained in place in accordance with details of it to be submitted for the prior inspection and approval in writing of the Planning Authority. That alternative means of enclosure shall thereafter remain in place in accordance with such details approved unless otherwise approved in writing by the Planning Authority. If the alternative means of enclosure is hedging, then in the event that such hedging dies, is removed, or becomes seriously damaged or diseased within a period of 10 years following its approval it shall be replaced in the next planting season with new hedging of similar size and species unless otherwise approved in writing by the Planning Authority.

Reason:

To safeguard the privacy and amenity of the neighbouring garden to the west.

- 24 Notwithstanding the detail shown for the privacy screen of the east side of the first floor balcony/roof terrace on docketed drawing nos. 24.02/L(PL)004 and 24.02/L(PL)120C, prior to the occupation of the house hereby approved, the east side of the balcony/roof terrace shall be fully enclosed by a 1.7 metres high privacy screen, the details of which shall be submitted to and approved in advance in writing by the Planning Authority prior to its installation. The privacy screen shall be of a minimum height of 1.7 metres above the level of the balcony/roof terrace and shall be of a sufficient solidity to prevent overlooking. Thereafter, the privacy screen as approved shall be installed and retained in place in perpetuity unless otherwise approved by the Planning Authority.

Reason:

To prevent harmful overlooking of the neighbouring residential property to the east in the interests of safeguarding the privacy and amenity of that property.

- 25 The air source heat pump (ASHP) hereby approved shall comply with 'MCS 020 Planning Standards for air source heat pumps (updated 2025).

Reason:

To safeguard the amenity of the neighbouring residential properties.