

PLANNING AUTHORITY'S SUBMISSIONS

My Ref:
Contact: Fiona Knighton
Telephone: 07483 370674
Email: dc@renfrewshire.gov.uk
Date: 23 December 2021



Richardpearsarchitect
16 Kingsborough Gardens
Glasgow
G12 9QB

Proposal: Relocation, conversion and extension of stone byre to form dwellinghouse.
Location: Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston,
Johnstone, Renfrewshire, ,
Application Type: Planning Permission-Full
Application No: 21/1405/PP

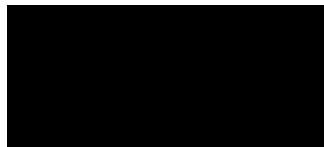
Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to seek a review of this decision by submitting a Notice of Review within three months from the date of the decision notice to the Head of Corporate Governance, Renfrewshire House, Cotton Street, Paisley PA1 1TR. The Notice of Review form and guidance is available on the Council's website or by contacting Legal & Democratic Services.

Yours faithfully,



Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 21/1405/PP



DECISION NOTICE

Town and Country Planning (Scotland) Act 1997

Planning etc. (Scotland) Act 2006

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Elderslie Estates

C/o Galbriath

Stirling Agricultural Centre

Stirling

FK9 4RN

With reference to your application registered on 23 July 2021 for Planning Consent for the following development:-

PROPOSAL

Relocation, conversion and extension of stone byre to form dwellinghouse.

LOCATION

Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston, Johnstone, Renfrewshire,

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 23/12/2021

Signed
Appointed Officer
on behalf of Renfrewshire Council

Ref. 21/1405/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

Conditions/Reasons

Reason(s) for Refusal

1. The proposal is contrary to Policy ENV 1 of the Renfrewshire Local Development Plan 2021 in that it would result in development within the designated Green Belt without appropriate justification and due to its location would not be commensurate with the aims of enhancing the character and landscape setting of an area.

2. The proposal is contrary to the Adopted and Proposed Renfrewshire Local Development Plan New Development Supplementary Guidance - Delivering the Environment Strategy as it does not require a specific green belt location and does not maintain or support an established activity which is suitable in the green belt. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

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

Applicant: Elderslie Estates	Ref. No: 21/1405/PP
Site: Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston	Officer: Fiona Knighton

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

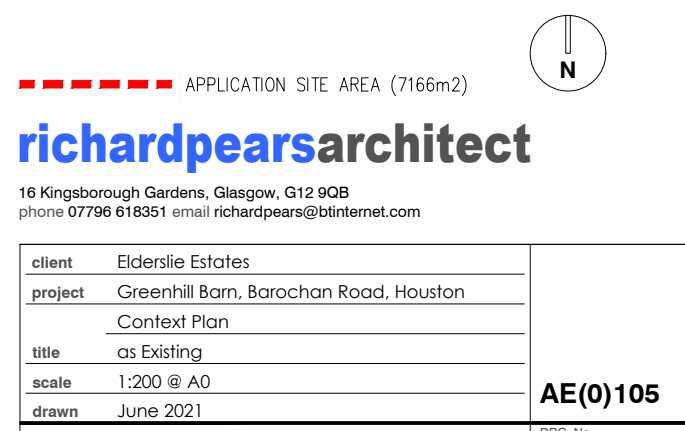
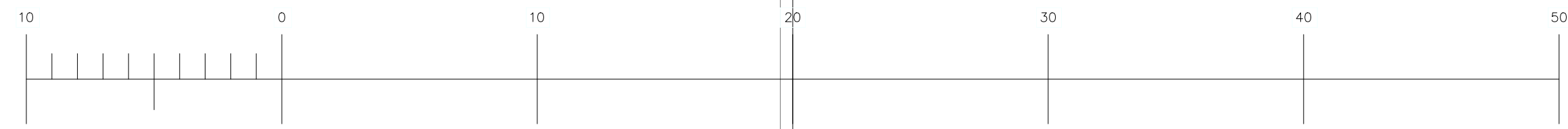
Plans to be stamped

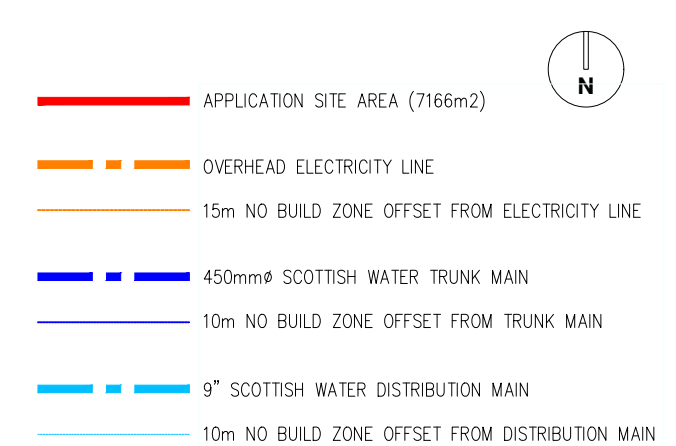
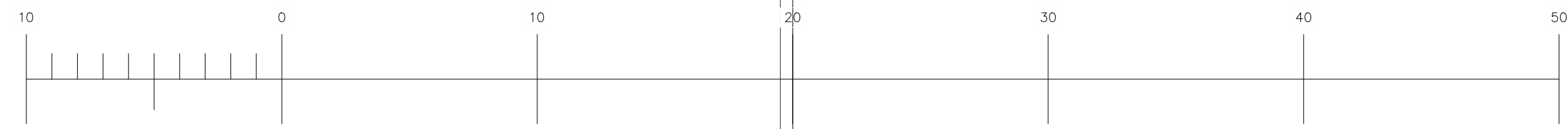
Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped on anite (Admin) ✓
	Location Plan	✓	✓
AE(0)105	Context Plan as Existing	✓	✓
AE(0)106	Context Plan as Existing (public utilities)	✓	✓
AE(0)110	Site Plan as Existing	✓	✓
AL0150 A1	Existing Elevations	✓	✓
AL0105 A0	Context Plan as Proposed	✓	✓
AL0110 A0	Site Plan as Proposed	✓	✓
AL0120	Ground Floor Plan as Proposed	✓	✓
AL0130	First Floor Plan as Proposed	✓	✓
AL0150 A1	Elevations as Proposed	✓	✓
AL21101	Sections as Proposed	✓	✓
AL21105	Sections as Proposed	✓	✓
	Courtyard View	✓	✓
A0	Floor Plan Survey	✓	✓
	Roadside View in Existing Location	✓	✓
A0	Topographical Survey	✓	✓

Officers Initials: FK

Admin Initials: NS

RENFREWSHIRE COUNCIL	
Town and Country Planning (Scotland) Act 1997	
Application No. 21/1405/PP	
REFUSED on	23.12.2021
Signed by 	
On behalf of Renfrewshire Council	







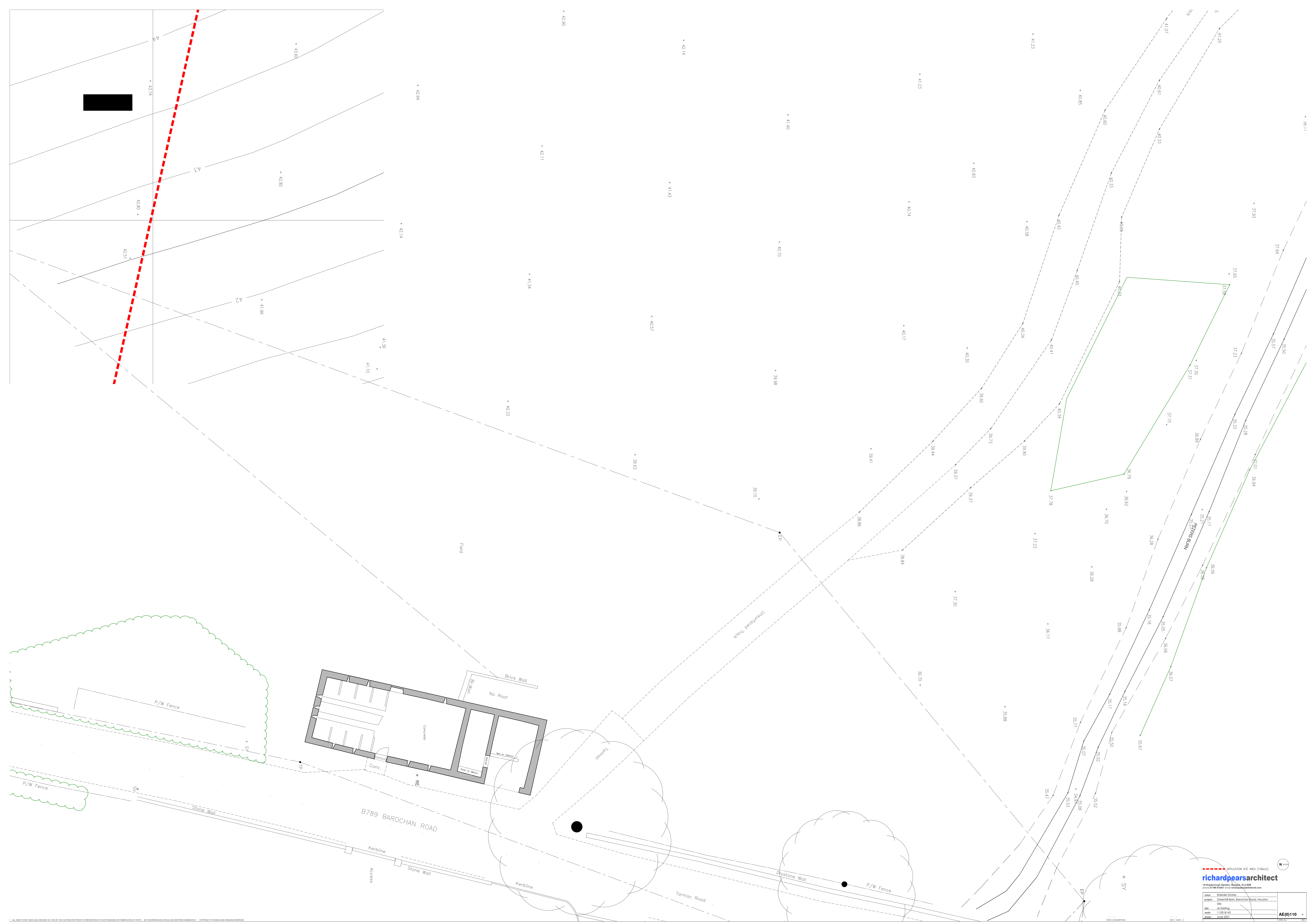
APPLICATION SITE AREA (716m²)

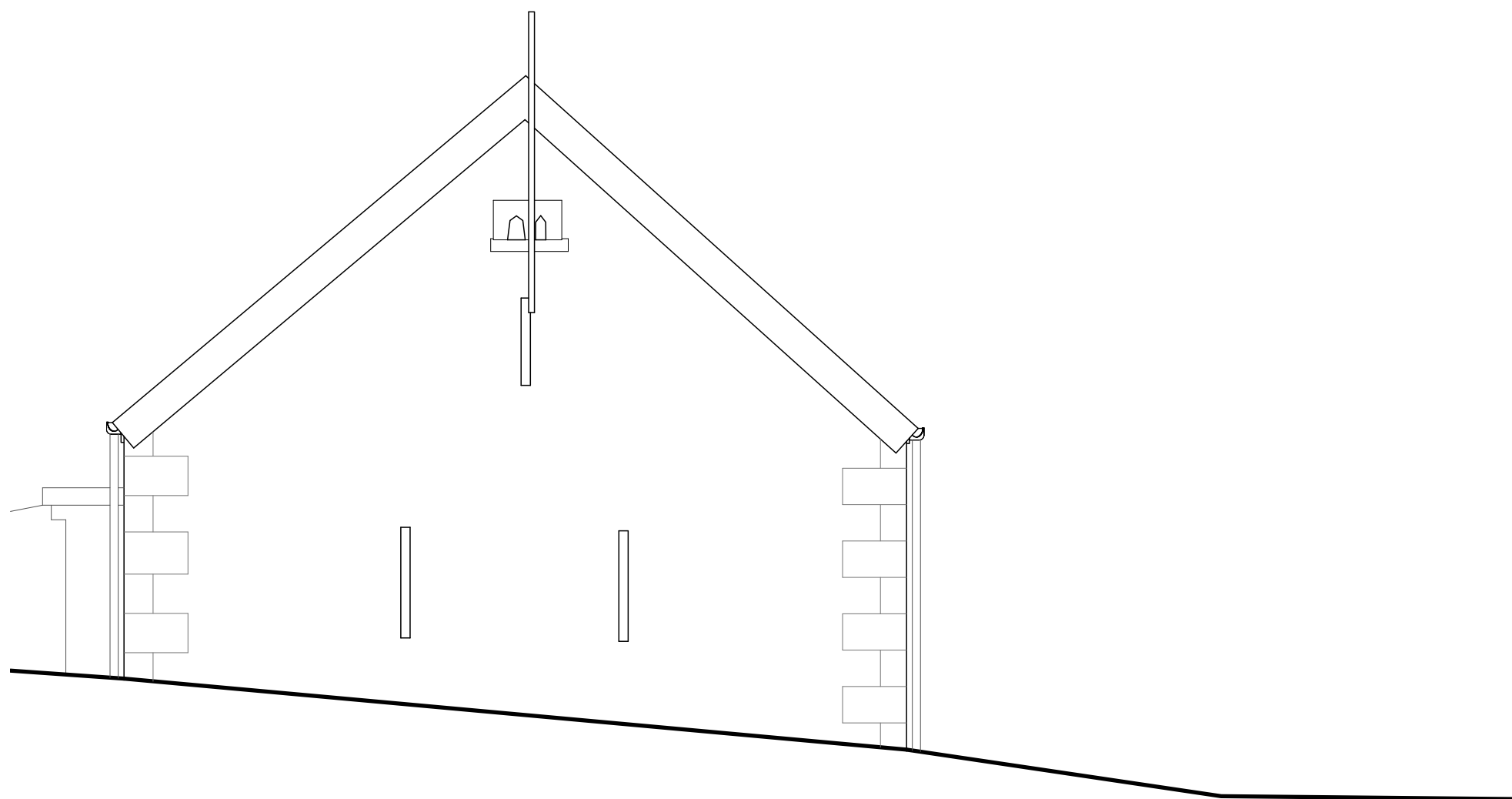
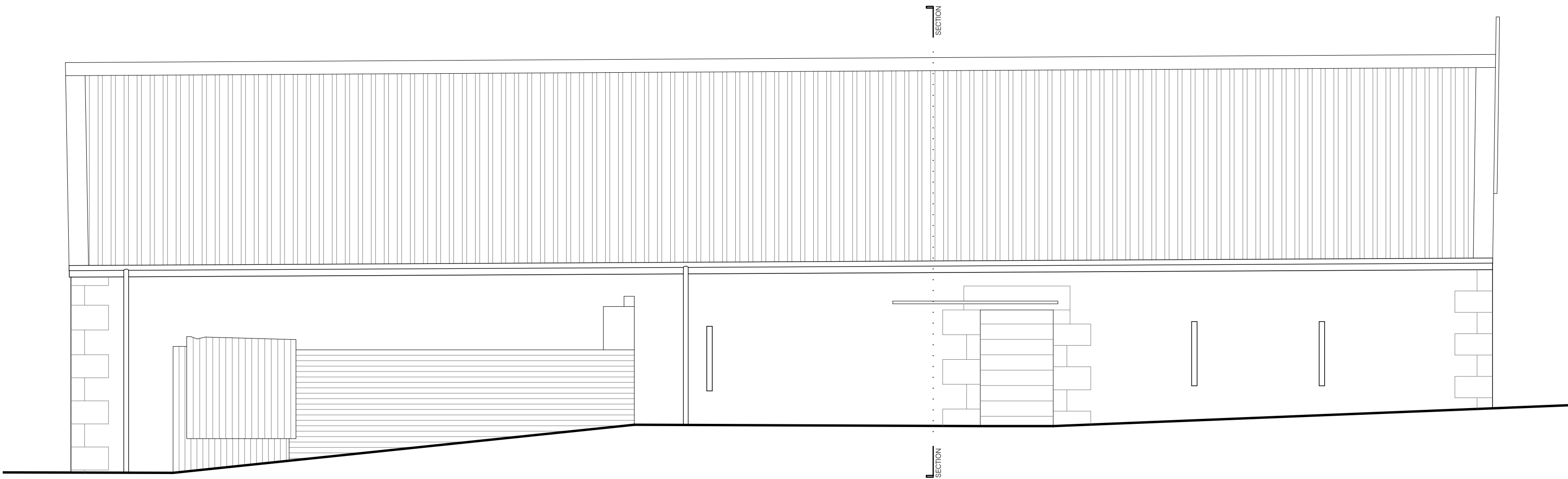
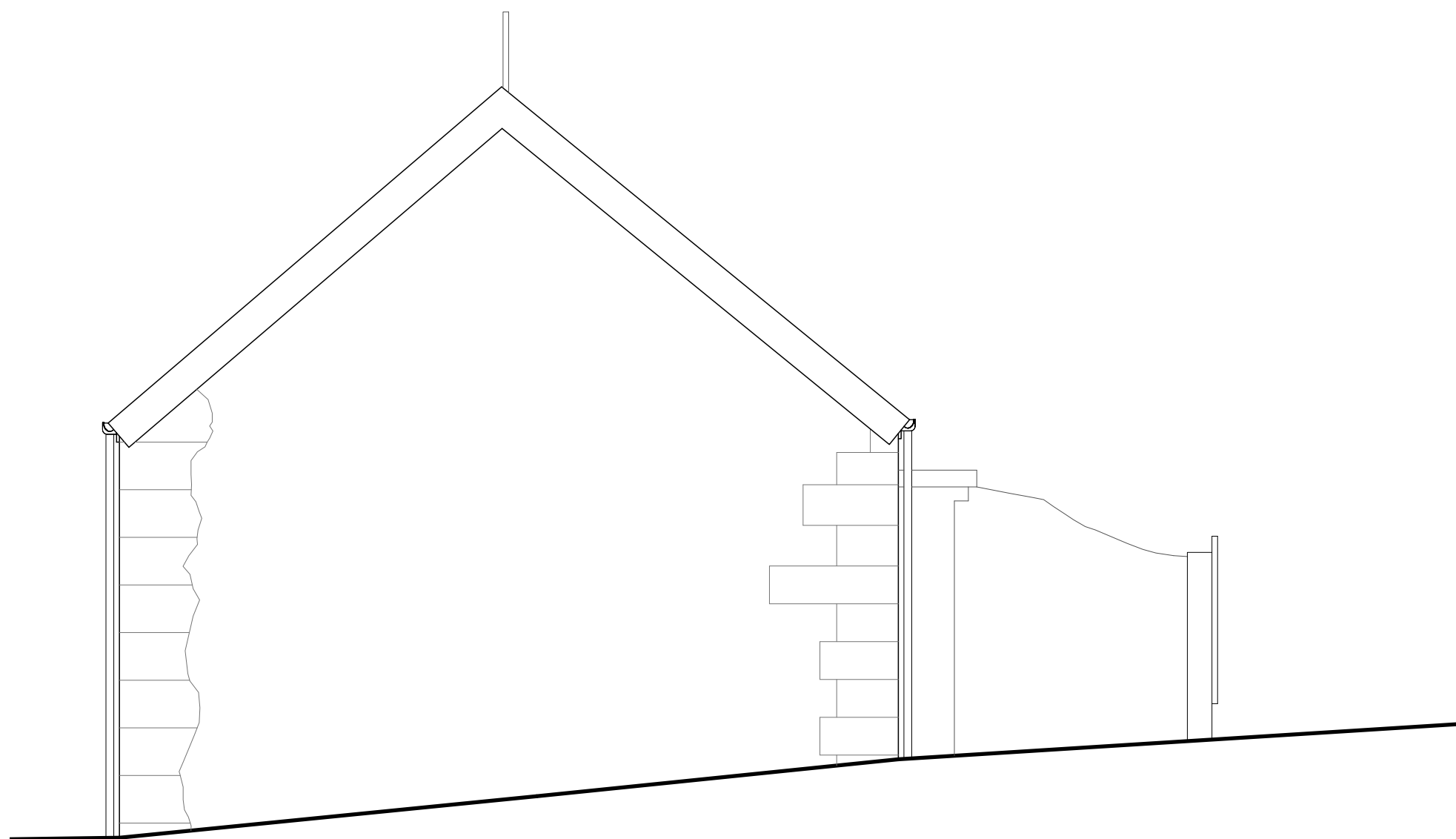
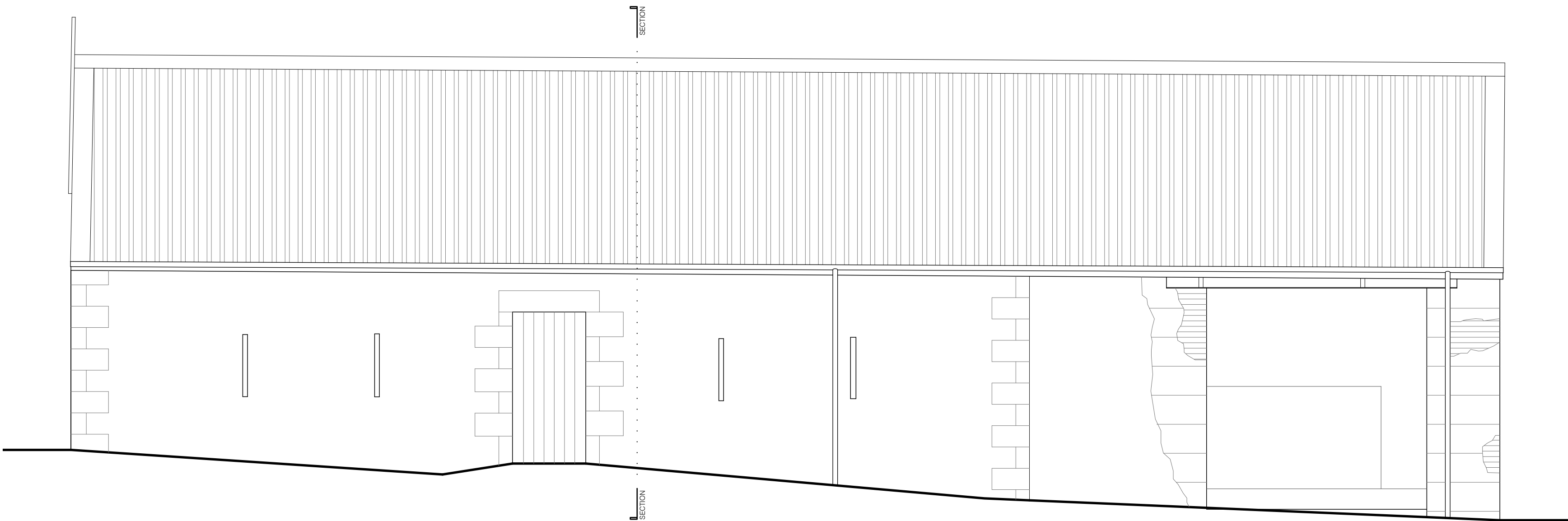
richardpearsarchitect

18 Kingsborough Gardens, Bayside, VIC 3088
0395 579666 and richard@richardpears.com.au

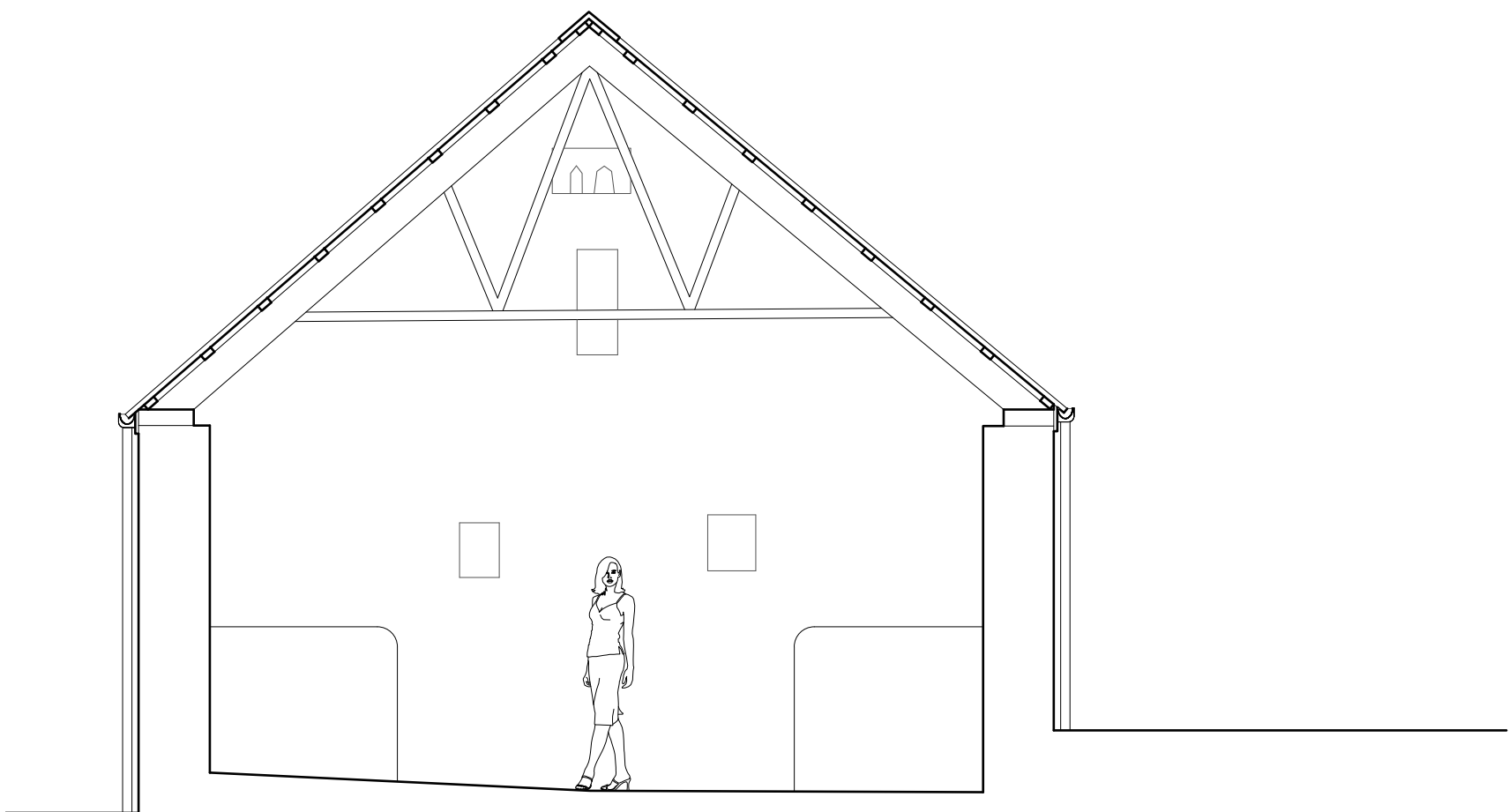
client	Elmfield Estates	
project	Greenhill Ram, Barochan Road, Houston	
title	as building	
scale	1:100 @ A3	
drawn	June 2021	AE(0)110

SHEET 12





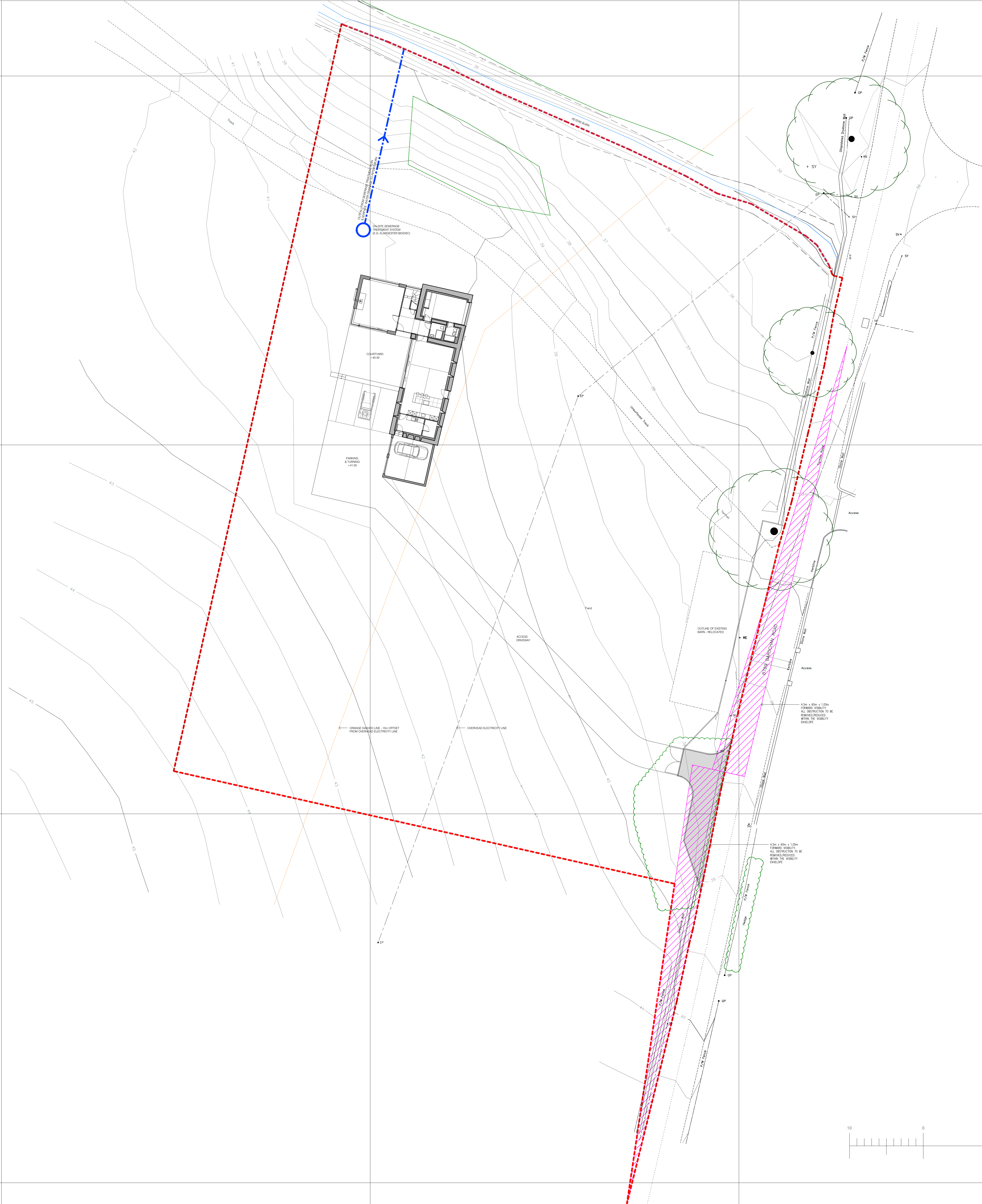
LEFT GABLE (SOUTH) ELEVATION AS EXISTING

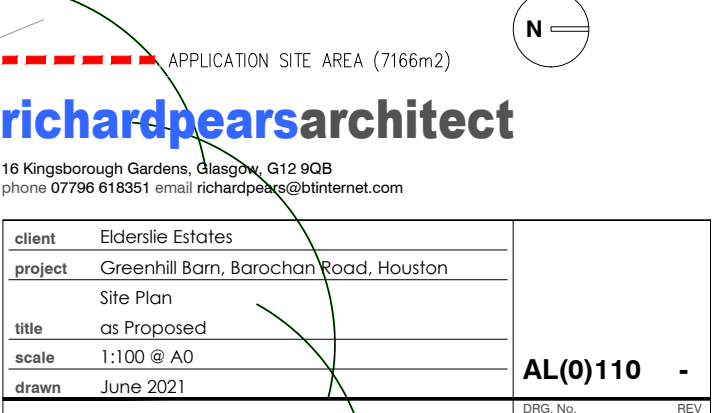


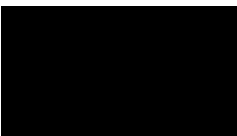
richardpearsarchitect

16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

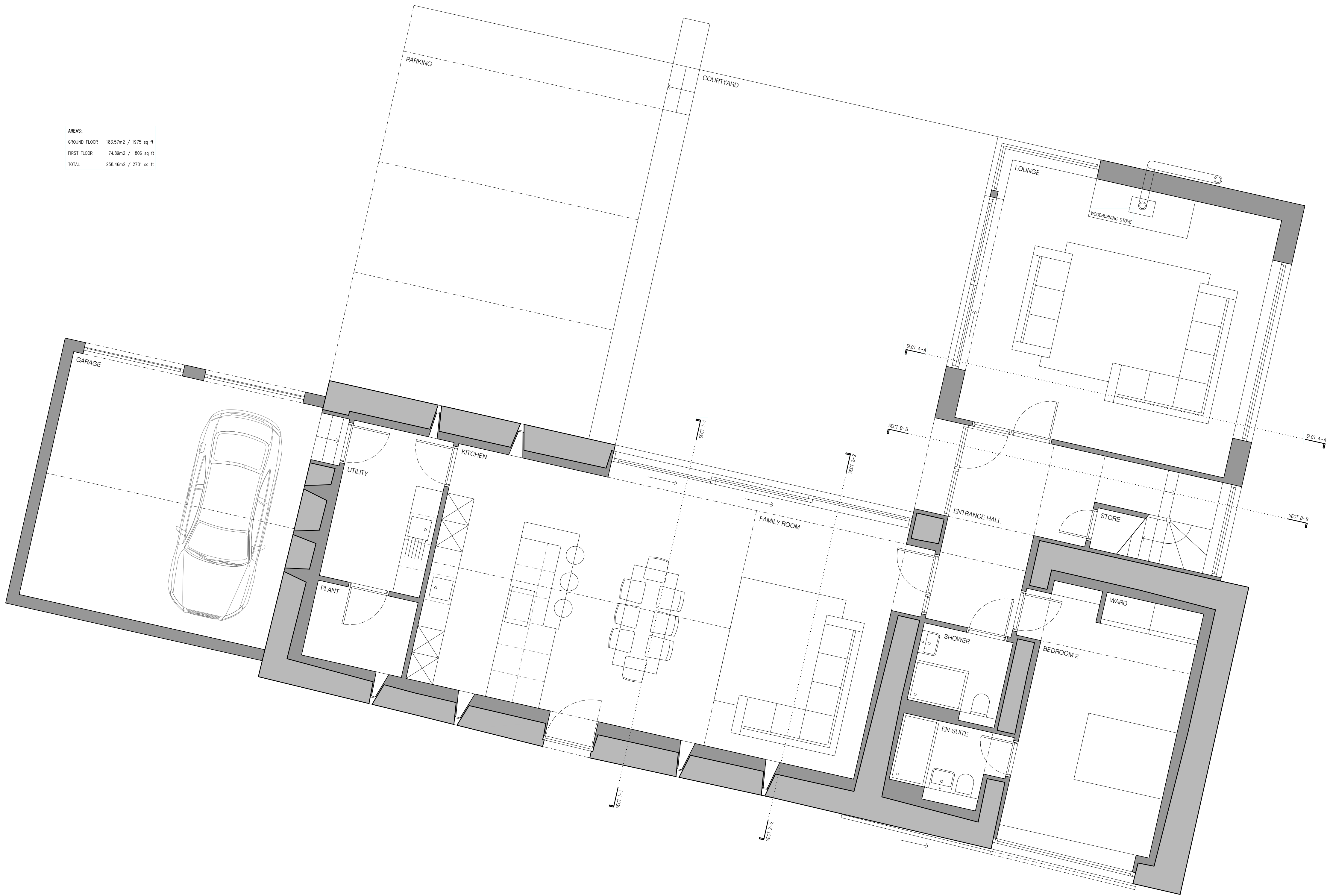
client	Elderslie Estates	AE(0)150 -
project	Greenhill Barn, Barochan Road, Houston	
title	Elevations	
scale	1:50 @ A1 / 1:100 @ A3	
drawn	June 2021	
DATE		REV







AREAS:		
GROUND FLOOR	183.57m ² / 1975 sq ft	
FIRST FLOOR	74.89m ² / 806 sq ft	
TOTAL	258.46m ² / 2781 sq ft	



richardpearsarchitect

16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Ground Floor Plan
scale	1:50 @ A1 / 1:100 @ A3
drawn	June 2021

AL(0)120 -

KEY:

- EXTENT OF 2M HEADROOM
- EXTENT OF 1.5M HEADROOM



16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates	AL(0
project	Greenhill Barn, Barochan Road, Houston	
	First Floor Plan	
title	as Proposed	
scale	1:50 @ A1 / 1:100 @ A3	
drawn	June 2021	

-(0)130 -



PROPOSED MATERIALS:

EXISTING BUILDING:

ROOF - NATURAL SLATE

ROOFLIGHTS - VELLUX ROOF WINDOWS

RAINWATER GOODS - HALF ROUND ZINC

WALLS - NATURAL STONE

WINDOWS/GLIDING DOORS - ALUMINIUM FRAMED

DOORS TO FRONT ELEVATION - TIMBER

EXTENSIONS:

ROOF - CORRUGATED METAL

DORMERS - ANTHRAX-ZINC

ROOFLIGHTS - VELLUX ROOF WINDOWS

RAINWATER GOODS - HALF ROUND ZINC

WALLS - SIBERIAN LARCH CLADDING

WINDOWS/GLIDING DOORS - ALUMINIUM FRAMED

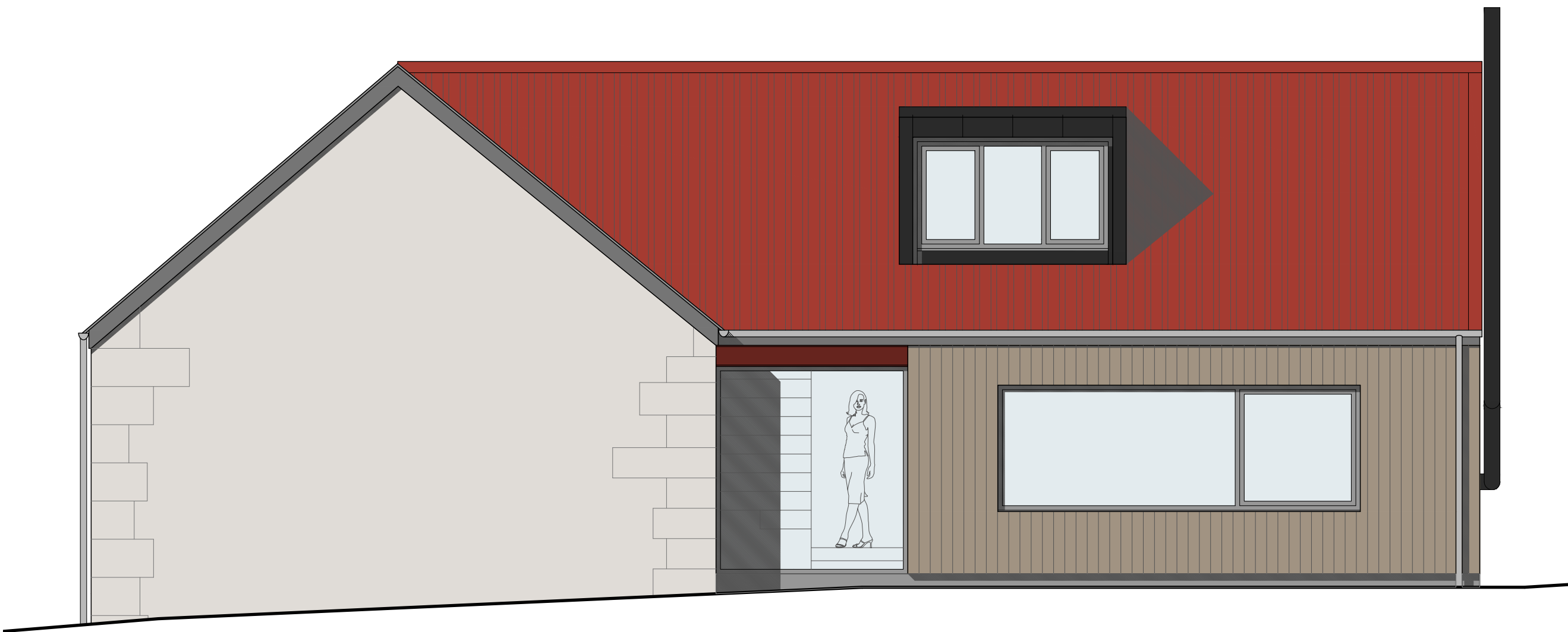
GARAGE DOORS - SIBERIAN LARCH

FLUE - MATT BLACK PAINT FINISH

FRONT (EAST) ELEVATION AS PROPOSED



REAR (WEST) ELEVATION AS PROPOSED



RIGHT GABLE (NORTH) ELEVATION AS PROPOSED



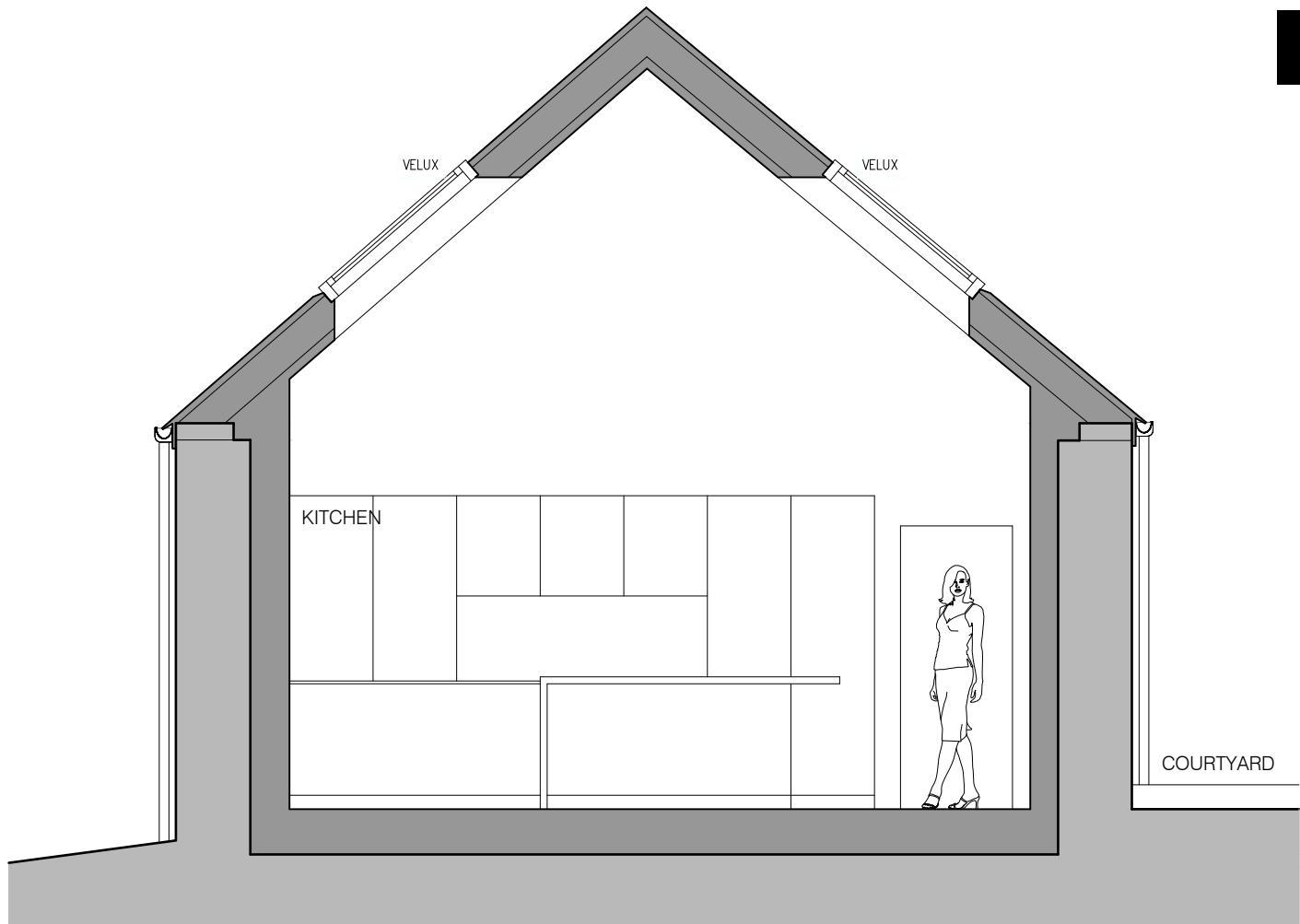
LEFT GABLE (SOUTH) ELEVATION AS PROPOSED

richardpearsarchitect

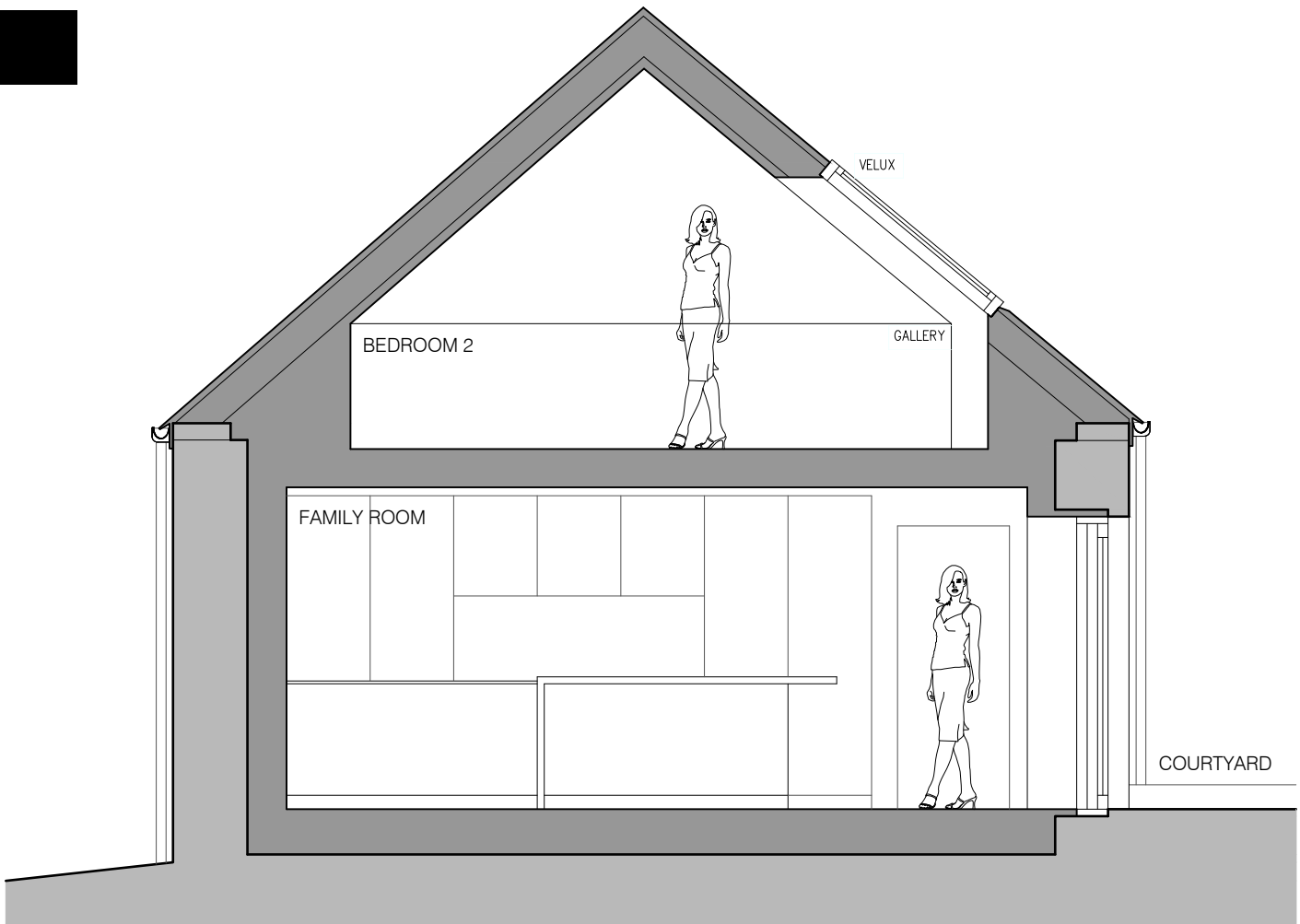
16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Elevations
scale	1:50 @ A1 / 1:100 @ A3
drawn	June 2021

AL(0)150



SECTION 1-1



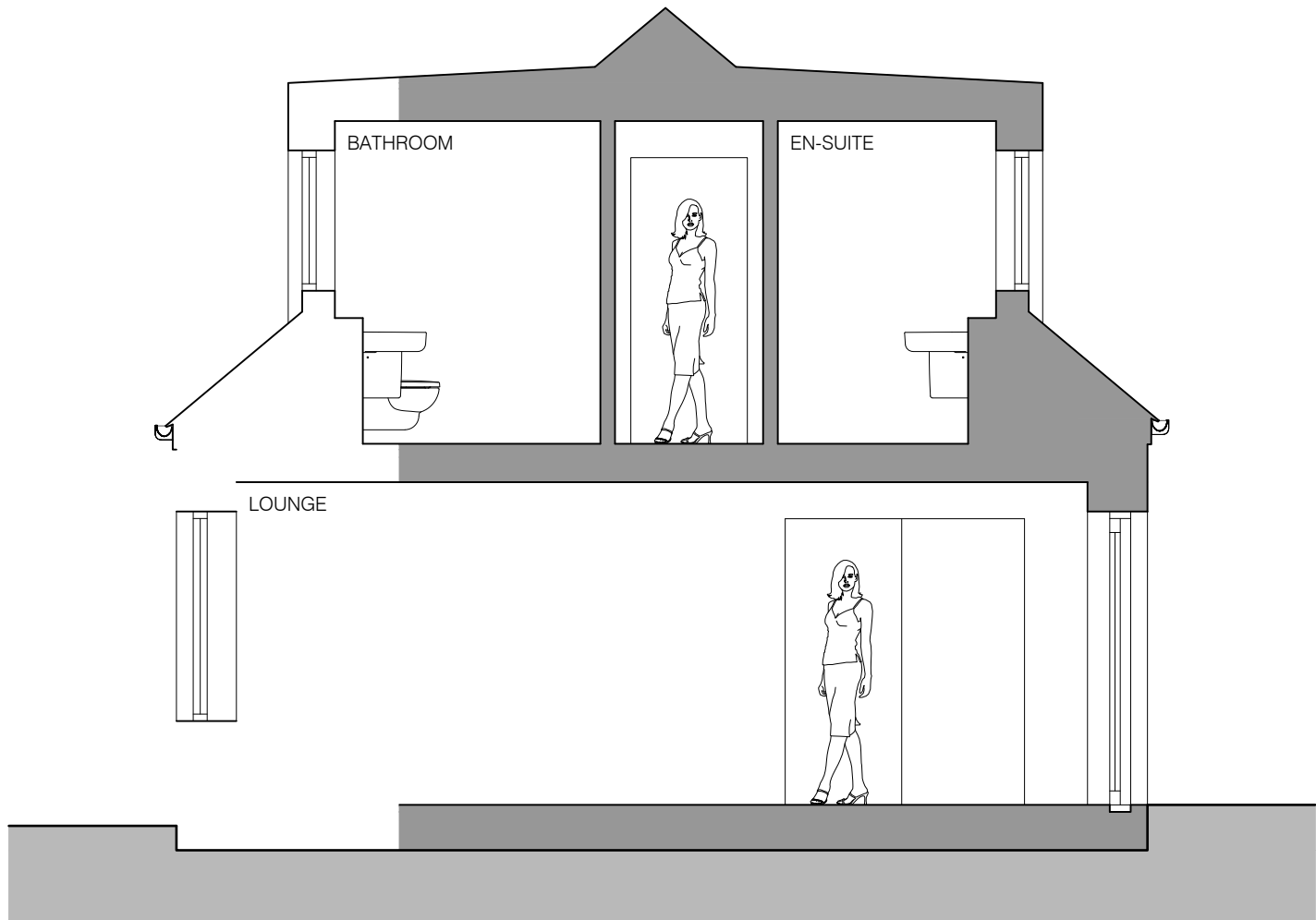
SECTION 2-2

richardpearsarchitect

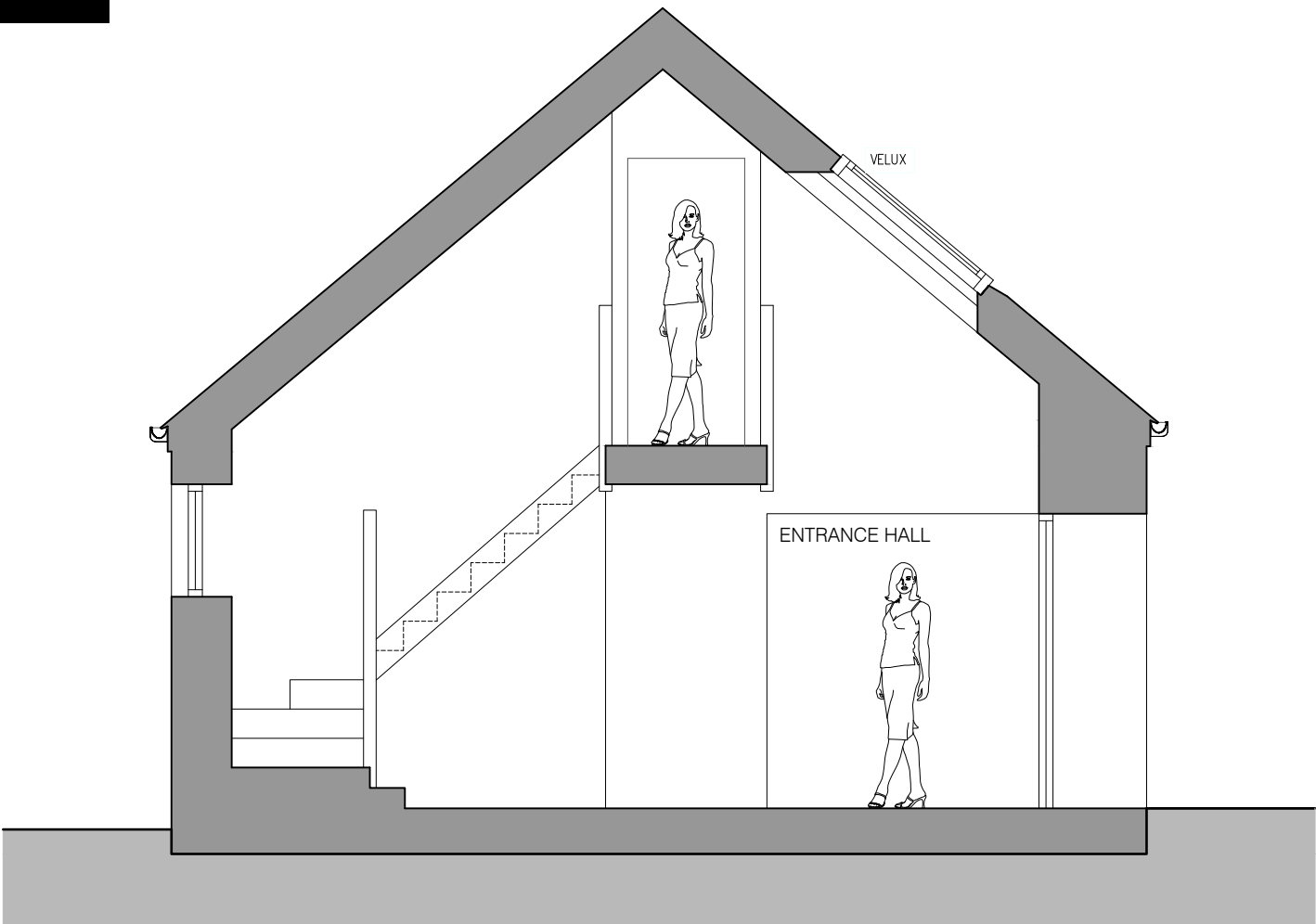
16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Sections 1-1 & 2-2
scale	as Proposed
drawn	1:50 @ A3
	June 2021

AL(21)101 -



SECTION A-A



SECTION B-B

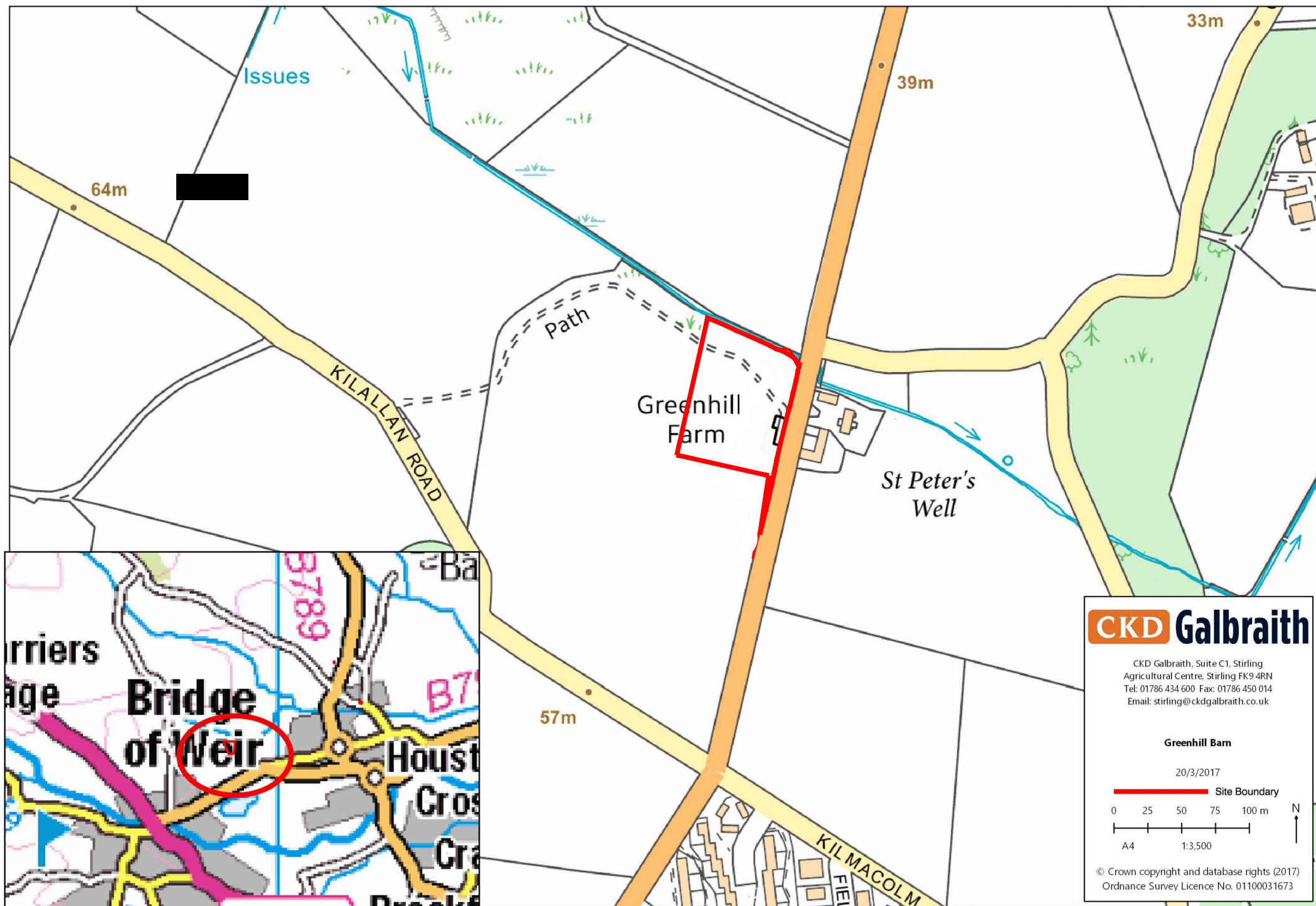
richardpearsarchitect

16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Sections A-A & B-B
scale	as Proposed
drawn	1:50 @ A3
	June 2021

AL(21)105 -



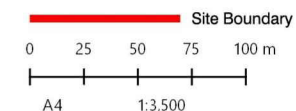


CKD Galbraith

CKD Galbraith, Suite C1, Stirling
Agricultural Centre, Stirling FK9 4RN
Tel: 01786 434 600 Fax: 01786 450 014
Email: stirling@ckdgalbraith.co.uk

Greenhill Barn

20/3/2017



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Ordnance Survey Licence No. 01100031673



Appendix 1

REFREWSHIRE COUNCIL		Application No: 21/1405/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 28 July 2021
Applicant	Agent	
Elderslie Estates C/o Galbriath Stirling Agricultural Centre Stirling FK9 4RN	Richardpearsarchitect 16 Kingsborough Gardens Glasgow G12 9QB	
Nature of Proposals Relocation, conversion and extension of stone byre to form dwellinghouse.		
Site Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston, Johnstone, Renfrewshire,		
Description <p>This application seeks planning permission for the relocation, conversion and extension of a stone byre to form a 4 bedroom dwellinghouse at Greenhill Barn, Barochan Road, Houston.</p> <p>Planning permission was approved in May 2020 for the conversion and extension of the existing stone byre to form a dwellinghouse (Ref: 20/0209/PP). Since planning permission was granted, it has been discovered that there are Scottish Water pipes underneath the site. Scottish Water have also advised that there requires to be a 10m stand off distance and that nothing can be built and no existing buildings can be occupied. As such, planning permission 20/0209/PP cannot be implemented.</p> <p>The applicant's agent has explained that following discussions with Scottish Water, since the pipes were laid under statutory powers, there is no obligation to remove them without cost and that it would cost approx. £160,000-170,000 plus vat to do this. With the scale of the development, this cost renders the consent unimplementable. It is also explained that there are also overhead electrical cables and after discussions with SP Energy Networks, any new building should be an absolute minimum of 11-12m from the overhead cables, preferably 15m to ensure a safe working distance during construction.</p> <p>The current application proposes to relocate the barn and build an equivalent conversion approx.52m north-west of the existing barn. The orientation would remain the same to maintain as much of a relationship with the original proposal.</p> <p>The original proposal comprised of the erection of a 1 1/2 storey extension to the rear of the property which would project approx. 8.5m from the rear elevation of the byre. The extension would have a pitched roof and would have a small flat roofed zinc clad dormer on each side. The north elevation would have a large window and the south elevation would incorporate glazed sliding doors. The extension would also wrap around the rear elevation for a small section with a flat roof and glazed sliding doors.</p> <p>It is also proposed to erect a side extension to incorporate a double garage. The extension would project approx. 5.7m from the side elevation of the building and would have a pitched roof.</p>		

The extensions to the side and rear would be finished with Siberian cladding to the walls with a corrugated roof. The stone walling to the byre would be repaired and repointed and the corrugated roof would be replaced with slate. There would be no new openings to the existing byre on east elevation (road facing) and where new elements have been introduced (extensions/doors/screens), contemporary materials have been applied to articulate these proposals.

Vehicular access to the property would be immediately to the south of the building from Barochan Road with parking and turning to the rear. There would also be a courtyard to the rear.

The application property relates to an existing stone byre approximately 230m north of Houston on the west side of Barochan Road and is immediately adjacent to the farmstead at Greenhill Farm. The building is considered to be a simple, plain, single storey agricultural building set back approx. 2.6m from the public road. The building is formed in natural stone, with modern profiled sheet roofing.

History

Application No: 20/0209/PP

Description: Conversion and extension of stone byre to form detached dwellinghouse.

Decision: Grant subject to conditions.

Policy and Material Considerations

Renfrewshire Local Development Plan (2021)

Policy ENV1 - Green Belt

Draft New Development Supplementary Guidance

Green Belt

Housing in the Green Belt

Material considerations

Design Guide for Conversion of Existing Buildings and for New Buildings in the Countryside.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of legislation.

An Advert was placed on the press on 4 July 2021 for the following reasons - Neighbour Notification.

Objections/Representation

No objections or representations have been received.

Consultations

Environment and Infrastructure (Roads) were consulted on the previous application and had no objections. The current application does not propose any changes to the access.

Environmental Protection Section: - No objections. An advisory should be attached to advise the applicant to seek professional advice with regards to potential contaminated land.

Scottish Water: - Any work near portable water mains requires permission under Scottish Water's DOMS procedures and requires approval from Scottish Water.

West of Scotland Archaeology (WOSAS): - No objections subject to a condition being attached to secure a programme of archaeological works.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design/Planning Statement – A design/planning statement has been submitted which provides an overview of the policy considerations, design concepts and proposals.

Access Statement – n/a

Other Assessments – n/a

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

Policy ENV1 of both Renfrewshire Local Development Plan 2021 supports suitable and appropriate development within the Greenbelt, as set out in the associated New Development Supplementary Guidance.

The SG states that development can be acceptable in principle where it is for a purpose in support of acceptable green belt uses including agriculture and forestry, essential infrastructure, and tourism amongst others.

The application proposal is not required to support an acceptable green belt use.

The New Development Supplementary Guidance also sets out guidance specifically relating to housing in the green belt and considers that it will only be acceptable where:

- it is required to maintain and support an established activity that is suitable in the green belt;
- it is demonstrated that there is a need for the residential use to be located out with the settlement;
- that the residential use would constitute the conversion of a building which has special architectural, traditional or historic character;
- that the proposal demonstrates outstanding quality of design and; that the proposal integrates with, complements and enhances the established character of the area.

When assessed against these criteria it can be concluded that, the proposal does not require a specific green belt location in support of an acceptable green belt use, does not justify the requirement for a residential use outwith the settlement and does not comprise the conversion of a historic building.

Although an application was previously approved for the conversion of the existing barn (20/0209/PP) as it complied with local development plan policy, it is not considered that the relocation of the building at a distance in excess of 50m would retain the same character and appearance of the previously approved building. This proposal is no longer a conversion of an existing vacant and derelict building.

This proposal presented in this application is to demolish the existing building and located it in the middle of a field where it has no relationship with site or surroundings. It would not share the common feature of the road where the building and associated farmhouse buildings are currently situated and are identified as a grouping of buildings.

The proposed dwelling would be located within an open field, would be some distance from and would not have a relationship with neighbouring buildings and as such, would not integrate and enhance the established character of the area. It is also considered that whilst the design of the previously approved proposal (20/0209/PP) was considered to be acceptable for a conversion, given that this proposal is no longer the conversion of an existing structure, it is not considered that the proposal has demonstrated outstanding quality of design and fails every test in Policy ENV1 related to housing in the green belt.

It is therefore considered that the erection of a residential dwelling in this location is contrary to Policy ENV 1 of the Renfrewshire Local Development Plan (2021) and associated New Development Supplementary Guidance.

Recommendation and reasons for decision

The proposal is contrary to the relevant policies of the Local Development Plan and the criteria defined in the new development supplementary guidance and therefore is not an acceptable form of development, in relation to the site's location in the Green Belt.

Index of Photographs

A site visit was undertaken as part of application.

RECOMMENDATION

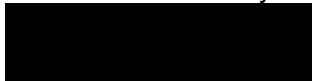
Refuse

Reason for Decision

1. The proposal is contrary to Policy ENV 1 of the Renfrewshire Local Development Plan 2021 in that it would result in development within the designated Green Belt without appropriate justification and due to its location would not be commensurate with the aims of enhancing the character and landscape setting of an area.
2. The proposal is contrary to the Renfrewshire Local Development Plan 2021 and the Draft New Development Supplementary Guidance (2019) - Delivering the Environment Strategy as it does not require a specific green belt location and does not maintain or support an established activity which is suitable in the green belt. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character.

Alasdair Morrison

Head of Economy and Development



From:
Sent: 17 August 2021 16:45
To:
Subject: FW: Consultation Letter for Planning Application Ref:21/1405/PP - Response

From:
Sent: 17 August 2021 11:21
To:
Cc:
Subject: RE: Consultation Letter for Planning Application Ref:21/1405/PP - Response

Hi ,

Thanks for sending this on.

In consideration of the questionnaire response, it is considered conditions would be inappropriate for this application. However, due to the site being used for agricultural activities for an extensive period of time, it is recommend the following advisory note is attached to any decision notice.

“There is a possibility for ground contamination to be present due to the historical agricultural use of the site. While there is no requirement for action at this stage, should ground disturbance uncover any evidence of contamination or unusual materials (e.g. membranes, materials with unusual colour/texture/odour, staining/sheens etc) during the proposed works, all work should cease immediately. The applicant should seek professional advice regarding the ground conditions at the site, and their implications for the proposed development, and notify the Building Standards section of the Council in the first instance.”

Kind regards,

Environmental Health Officer
Renfrewshire Council
Communities and Housing Services
Renfrewshire House
Cotton Street
Paisley

MEMORANDUM

Communities and Housing

Director: Mary Crearie

Tel: [REDACTED]

Fax: [REDACTED]

My Ref: CH/MM/LC

Your Ref: 21/1405/PP

Ask For: Claim Keenan

Date: 3 August 2021



To: Sharon Marklow, Strategy and Place Manager

From: Head of Communities & Public Protection

Application Number: 21/1405/PP

LOCATION: Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston,

Our services position on such applications is that the applicant should complete the attached questionnaire and return it to us which will inform our subsequent decisions. If there is any issue with the applicant returning this, or where they are unsure then it would be appropriate at that time to consider recommending conditions. If all responses are in the negative, we will still require to decide whether conditions are appropriate for this particular application.

Calum Keenan
Environmental Health Officer

Natalie Scott

From: DC
Sent: 30 July 2021 07:00
To: Natalie Scott
Cc: Fiona Knighton
Subject: FW: DSCAS-0045380-KVV - 21/1405/PP - PA6 7HS Johnstone Barochan Road, Houston Site 20 Metres West Of Greenhill Farm

ACON-WSW-FK

From: Gregor Campbell [REDACTED]
Sent: 29 July 2021 15:41
To: DC <dc@renfrewshire.gov.uk>
Subject: DSCAS-0045380-KVV - 21/1405/PP - PA6 7HS Johnstone Barochan Road, Houston Site 20 Metres West Of Greenhill Farm

Dear planner,

Water Infrastructure

Scottish Water Records indicate a 450mm Ductile Iron Lined (DIL) trunk water main and 9" Asbestos Cement (AC) water distribution main within the proposed development site. Please note that Scottish Water records are indicative only and I draw your attention to the disclaimer below.

There are two constraints regarding development in the proximity of water mains; Access Distance and Stand-off Distance.

Access Distance

The Access Distance is the legally supported minimum distance, required to facilitate Scottish Water access to allow repair, maintenance or renewal of the water main. The access distance is measured from the edge of the pipe in every direction on the horizontal plane. No development that will restrict our access or put at risk the integrity of our assets is permitted within the access distance. This distance includes buildings, suds assets or any other obstruction. This distance includes private gardens.

Stand-off Distance

This is the recommended distance to minimise the risk of damage to adjacent properties and structures in the event of a water main failure.

It is suggested that this distance may include garden areas but should not include inhabited structures. With respect to the Stand-off distance as described above Scottish Water requires developers to seriously consider the consequences of a possible mains failure. The Stand-off distance is calculated using WSSC¹ guidelines and is dependent on the water pressure in the main. The pressure of the 450mm DIL Trunk main is estimated at 70m or 7 bar. The pressure of the 9" AC distribution main has yet to be calculated.

Summary

The summarised position is as follows:-

Pipe Size	Material	Stand-off Distance (Metres)	Access Distance (Metres)
450mm 9"	Ductile Iron (Lined) Asbestos Cement	9.0 TBC	8.0 4.5

These assets must be accurately located for line and depth on site and this information annotated onto your site layout drawings for review and acceptance by Scottish Water.

The access road to be built over these mains will have to be engineered to the satisfaction of Scottish Water. Please send your proposals for constructing the road including a long section (with existing and proposed ground levels), cross section showing the road make up (capping layer, road base and surfacing) and the depth of any excavation.

The 9" AC main distribution main will require replacing to a suitable material of construction within the access crossing area. To carry out this you will have to employ a Lloyds registered WIRS^[2] accredited designer to design your diversion to "Water for Scotland 4th Edition 2018" and to Scottish Water Specifications and Standards. You will also need to employ a Lloyds registered WIRS² accredited contractor to divert the water main.

Any work near potable water mains (e.g. trial holes, construction works, road crossings etc.) requires permission under Scottish Water's DOMS procedures and you will require written approval from Scottish Water signed by the local Scottish Water operations personnel before carrying out these works.

Scottish Water will maintain an overview of the works and the Development Enablement Team will issue formal written 'Technical Acceptance' of the proposals on behalf of Scottish Water prior to construction starting on site.

No works should begin on site without written permission from Scottish Water.

The updated drawings should be uploaded via the Scottish Water customer portal as an "Asset Impact Case" noting the Scottish Water reference number in the comments section: **DSCAS-0045380-KVV**. www.scottishwater.co.uk/portal.

If the applicant would like a direct contact for this matter please feel free to pass on my details.

Regards,

Gregor Campbell

Scottish Water

Development Enablement Team
Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

[REDACTED]

Project Mailbox: [REDACTED]
Dedicated Freephone Helpline : [REDACTED]

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¹ Distribution Operation and Maintenance Strategy – Scottish Water's process to safeguard the potable water supply to its customers.

² A list of WIRS accredited designers and contractors can be found on the Lloyds Register website
www.lloydsregister.co.uk/schemes/WIRS/

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Commercial

SW Internal
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Natalie Scott

From: DC
Sent: 05 August 2021 18:03
To: Natalie Scott
Cc: Fiona Knighton
Subject: FW: Planning Application 21/1405/PP (OFFICIAL)

ACON-WSA-FK

From: O'Hare, Martin (NRS) [REDACTED]
Sent: 05 August 2021 11:15
To: DC <dc@renfrewshire.gov.uk>
Subject: Planning Application 21/1405/PP (OFFICIAL)

OFFICIAL

Dear Sir or Madam,

I refer to the above application for the relocation, conversion and extension of a stone barn to form a dwelling house at Greenhill Farm, Houston, which appeared on the most recent weekly list of applications registered with the Council. I have downloaded details of the proposal from the Council's online planning system, and having compared these against information contained in the Historic Environment Record and with available cartographic sources, I would like to make the following comments.

The current application is identified as being essentially an amendment to an existing consent, planning reference 20/0209/PP, for the conversion and extension of the byre to form a detached dwelling house, which was issued in May 2020. We do not appear to have provided comments in relation to this proposal, which seems likely to be due to the general confusion and lack of remote access to systems associated with the early stages of the first Covid-19 lockdown, meaning that this consent will have been issued without any conditions relating to the potential impact of the proposal on the historic environment. While this is not ideal, as the building that was proposed or conversion was shown on the 1st edition Ordnance Survey map of 1863, meaning that has been present on the site for at least the last 150 years, it is probable that the most we would have asked for in relation to that proposal would have been a condition to secure the production of a basic programme of building survey, to ensure that there was an adequate record of the barn in its final form prior to its conversion to a house.

The current application would see the relocation of the proposed new dwelling house from its current position immediately adjacent to Barrochan Road to a site further to the north-west. The Planning Statement prepared in support of this proposal by Jigsaw Planning states that this relocation is necessary due to the presence of two water pipes that pass close to the existing barn, the proximity of which would mean that the layout of the new house proposed under application 20/0209/PP could not be implemented. As the cost of relocating these pipes is not considered sustainable relative to the scale of the development, the current application therefore seeks to relocate the existing barn (and the subsequent new house) 52.5m to the north-west, a position that would mean that it was outwith the no-build zones associated with the water pipes and the overhead powerlines that also run through the area.

Moving the proposed new house into the field to the west of the existing barn would raise a number of potential archaeological issues. Firstly, the impact on the standing building would be substantially greater, as while the intention may be to retain the original material and incorporate

it in the fabric of the new house, the original structure would essentially be removed and a modern facsimile erected in its place. Moving the proposed new house from the current site, where the ground has already been subject to a fair amount of previous disturbance associated with the existing barn and the buried water pipes, would also increase the potential for its construction to encounter and remove sub-surface archaeological deposits. The potential for material of this type to be present is enhanced by the presence of a number of archaeological sites in the surrounding area, the most obvious being St Peter's Well, which lies to the east of Greenhill Farm itself and which is identified as a Holy Well, and the North Mound, which lies around 250m to the south-west of the proposed new house. Although ostensibly a circular tree plantation, the North Mound contains the remains of a cairn, built probably in the late Neolithic or Bronze Age between 3000 and 1000 BC. This cairn is legally-protected as a scheduled monument, and is considered to be of national importance.

Although construction of a new house in the field to the west of the existing barn would not have a direct impact on the physical survival of this cairn, the proximity of the development to an important prehistoric burial monument would increase the potential for ground disturbance associated with construction to encounter and remove significant sub-surface archaeological material. As the cairn is scheduled, some consideration should also be given to the effect of the proposed new house on its setting, as moving the proposed new house further to the west may serve to separate it from the existing group of buildings at Greenhill Farm, which form a single cluster with the barn when viewed from the cairn. As a consequence, it seems likely to be more prominently visible as a new element in the setting of the monument than would have been the case for a house constructed at the site of the current barn. It may therefore be worth asking the applicant to provide more information on the effect of the new house on the setting of the scheduled cairn, ideally in the form of a visualisation showing the change to its baseline setting that would result from construction of the new house on the amended location. It may also be worth contacting Historic Environment Scotland, to determine whether they would wish to comment on this aspect.

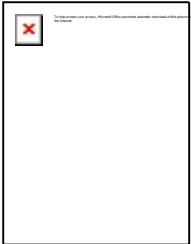
If the Council is content that the effect of the proposal on the setting of the scheduled cairn would be acceptable and intends to grant planning consent for construction of the new house in the field to the north-west of the existing barn, I would advise that the potential direct impacts of the development on sub-surface archaeological material could be addressed by the attachment of the following condition to this consent. This would require the developer to appoint a professional archaeological contractor to undertake a programme of work designed to mitigate the impact of the proposal on the historic environment.

"No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service."

I would recommend that this programme of work should incorporate two elements. Firstly, as the existing barn would be wholly removed and relocated, the archaeological contractor would need to undertake a basic survey of the standing building, to ensure that there was a record of it prior to its down-taking. Given the date and nature of this structure, however, I would be content that this survey could be at a fairly basic level. Following this, the archaeologist would need to monitor the initial removal of turf, topsoil and other surfaces from areas that would be affected by construction of the proposed new house, to ensure that any sub-surface archaeological features, deposits or artefacts exposed by this process could be identified and recorded prior to their being removed by construction. This would include the footprint of the house itself and the route of the new access from Barochan Road, as well as any associated parking areas, services etc.

Regards,

Martin O'Hare



Martin O'Hare

Historic Environment Records Officer
West of Scotland Archaeology Service
231 George Street, Glasgow, G1 1RX
Tel: [REDACTED]
email: [REDACTED]

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reference L19006 / Greenhill / RP
date 10 April 2020

 **Repair, Residential Conversion & Extension
Greenhill Barn, Barochan Road, Houston**

Elderslie Estates

Design Statement

Rev	Date	Notes
-	10.04.20	Planning Application

address **16 Kingsborough Gardens
Glasgow
G12 9QB**

phone 

email 

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1.00 INTRODUCTION

- 1.01 This Design Statement accompanies an Application for Full Planning Permission for the Repair, Residential Conversion & Extension of Greenhill Barn, Barochan Road, Houston.
- 1.02 It has been prepared by richardpearsarchitect based on the scope and content of the Scottish Government's Planning Advice Note (PAN) 68 – Design Statements.

2.00 BACKGROUND INFORMATION

2.01 Description of the Scheme

The description of the proposal within the application form is "Repair, conversion & extension of redundant traditional stone barn to form new detached dwelling house."

2.02 Applicant

Elderslie Estates.
c/o Galbraith, Stirling Agricultural Centre, Stirling, FK9 4RN
[REDACTED]

2.03 Architect/Agent

richardpearsarchitect
16 Kingsborough Gardens, Glasgow, G12 9QB
[REDACTED]

2.04 Client Brief

Obtain Planning Consent for a residential use of the existing redundant traditional stone barn in order that it has a sustainable future.

3.00 SITE DETAILS

3.01 Location & Site Plan

Greenhill Barn is located to the North of the village of Houston, to the west of Barochan Road.



3.02 Description

- 3.02.1 Greenhill Barn is a simple, plain, single storey agricultural building, set back from the road by circa 2.6m. Formed in natural stone, with modern profiled steel sheet roofing.



Greenhill barn from north-east @ Entrance to Peterswell



Greenhill barn from north-west

It is split internally into three spaces. The largest is to the south, with original modest doors opening to the west & east elevations and a series of very narrow unglazed slot windows. Internally it has a series of pens formed in masonry

The other two spaces are within the section to the north which has a single large opening to the east elevation. Based on the stone quoin arrangement to the front elevation, and the patched brickwork & render around the opening, it appears that this portion of the barn has been altered.

The barn is in generally reasonable condition, with the timber roof structure & roof coverings having been replaced relatively recently.



Southern section of barn looking towards south gable

3.02.2 The agricultural land around the barn generally rises from Peter's Burn to the north of the site, towards the south-west.

3.03 History

3.03.1 It is understood that the barn was originally part of Greenhill Farm. It formed the west side of a courtyard, with the buildings on the east side of Barochan Road directly opposite, forming the north, east & south sides. The building to the north of the courtyard was built at a later date, between 1857 & 1895.



*Renfrewshire VII.11 (Houston) - Ordnance Survey 25 inch to mile, 1st edition, 1855 - 1882
(courtesy of National Library of Scotland)
1857 map showing Greenhill Barn and South & East sides of Greenhill Farm*



*Renfrewshire VII.11 (Houston) - Ordnance Survey 25 inch to mile, 2nd and later editions, 1892-1949
(courtesy of National Library of Scotland)
1895 map showing Greenhill Barn, South, East & North sides of Greenhill Farm & Barn to North*

- 3.03.2 Planning Consent for the balance of the courtyard buildings to be converted to residential use was approved by Renfrewshire Council in 1993, with consent for the conversion of a byre to form an extension following in 1995.

93/0659/PP – 'Change of use of existing farm building to form dwelling house.'

94/1242/PP – 'Alterations and change of use of byre to form extension to dwelling house.'

- 3.03.3 Two applications for 'Greenhill Barn' were submitted in September 1994.

94/0977/PP – 'Conversion of barn to form dwelling unit.' This was subsequently refused.

94/1045/PP – 'Conversion of existing stone barn to dwelling house and conversion of Dutch barn to form loose box and store.' This was approved. We understand this relates to the dwelling known as Peterswell to the north of the original Greenhill Farm, between it and Peter's Burn.

- 3.03.4 A further Planning Application for Greenhill Barn was submitted to Renfrewshire Council in 2017 (17/0299/PP) 'To remove existing metal roof sheets from building and re-roof with welsh slate. Building to remain in agricultural use.' This was withdrawn prior to a decision being issued.

3.04 Ownership

The site is owned by the applicant. There are no tenants.

4.00 SITE AND AREA APPRAISALS

4.01 Context

- 4.01.1 Houston is a commuter village approximately 5 miles west of Paisley. The village, as it is today, is a result of rebuilding in the 18th and 19th centuries when it was laid out by the owner of Houston House.

- 4.01.2 Barochan Road (B789) runs from the north end of Main Street, through the hamlet of Barochan, to Old Greenock Road at Langbank.

4.02 Identity / Existing Buildings

- 4.02.1 Greenhill Farm & Peterswell, to the east of Barochan Road are each formed around a west facing courtyard, with walling and vehicle gates to Barochan Road.

- 4.02.2 Greenhill Farm has the appearance of a traditional stone farmhouse & courtyard, being two storey in part to the south wing and otherwise single storey. It has natural stone walling (painted to the north wing), natural slate roof coverings and sash and case windows.



Greenhill Farm viewed from west

- 4.02.3 Peterswell is more eclectic in its appearance. The original stone walled, slate roofed barn, which has been converted to a 1.5 storey dwelling with rooflights, is evident, but it has been extended in a number of locations with areas of cream rendered walling. To the west of the dwelling, to the north edge of the courtyard, is a cream rendered, slate roofed outbuilding.

5.00 DESIGN PRINCIPLES

5.01 National Guidance

Scottish Planning Policy (23 June 2014).

5.02 Local Authority Development Plan Design Policies

- 5.02.1 Renfrewshire Local Development Plan (adopted August 2014) - policy ENV1 (Greenbelt).
- 5.02.2 Renfrewshire Local Development Plan New Development Supplementary Guidance (adopted November 2014) – Housing in the Greenbelt, Design & Access Statements.

5.03 Pre-Application Consultation with Local Authority – Development Management

- 5.03.1 Initial pre-application guidance was sought from Renfrewshire Council 18th August 2019:

Our client wishes to obtain Planning Consent for its conversion to a single dwelling, including an extension to the rear, in line with the 'Housing in the Green Belt' section of the Renfrewshire Council Local Development Plan – New Development Supplementary Guidance. The development would ensure that this traditional historic building, that is no longer suitable for the purpose originally intended, has a sustainable use while enhancing its contribution to the established character of the settlement at Greenhill Farm.

Drainage would be by way of an on-site treatment plant with an outflow to Peter's Burn to the North of the site.

We would be grateful if you could provide pre-application advice on the principle of this proposal.

- 5.03.2 Fiona Knighton of Renfrewshire Council Development Management responded 18th September 2019:

Following on from our discussion, I can confirm that the principle of conversion would be acceptable subject to any extension/alteration being subservient to the existing building.

- 5.03.3 Outline plan & section proposals were submitted 8th January 2020:

We have proposed a family home that retains the original form & character of existing barn, with subservient extensions to the south & west.

Key points to note:

- *Access to south of barn, as required by roads, with parking, turning and garage extension to south of site*

- Public rooms orientated towards south facing courtyard
- No new apertures to east (road facing) elevation of barn to retain its original outward appearance as much as possible
- Kitchen/dining/living in existing barn with cathedral ceiling in order that original volume remains legible
- Family accommodation at first floor level - three bedrooms, en-suite & bathroom
- West facing balcony to master bedroom
- Feature gallery from bedroom 3 into kitchen/dining/living
- Top lit double height space to entrance hall & stair
- Dormers limited to rear extension (bathroom & en-suite) in order that profile of existing barn is unaltered / not visible from road
- Extensions to be clad in contemporary materials in order that they are legible as new interventions, contrasting with the solidity of the stone walls to the barn

While we have yet to progress the elevations, do you have any comments at this stage?

5.03.4 Fiona Knighton responded 5th February 2020:

The proposed extension appears to be modest in size as do the dormers from the sections.

From the information provided I would advise that the building appears to be suitable for conversion and that any external alterations should be sensitive to its rural character. Windows and door openings should largely reflect the existing openings and materials should be sympathetic to the building.

I note that parking will be screened to the public road as it is situated at the rear of the property. There also appears to be adequate curtilage associated with the proposed dwelling.

5.03.5 Proposed elevations were submitted 5th March 2020:

To the front elevation no new openings are proposed. To the rear, given the extremely narrow existing windows not being suitable for a domestic property, a single new opening is proposed. The roof to the existing barn is to be replaced with natural slate in order that it is traditional and robust in appearance.

The extensions are designed using an agricultural derived language and materiality. It is proposed that the walls are clad in Siberian larch and the roof in sinusoidal composite panels (to give the appearance of corrugated sheeting). This serves to contrast with the original building giving a clear legibility to the additions.

5.03.6 Fiona Knighton responded 27th March 2020:

In response to your email, I can advise you that I have reviewed your elevations and can advise as follows:-

The application site is located within the Greenbelt as identified within the Adopted Renfrewshire Local Development Plan (LDP) and as such, requires to be assessed against Policy ENV1 (Green Belt) which states that appropriate development within the greenbelt will be considered acceptable where it can be demonstrated that it is compatible within the provisions of the New Development Supplementary Guidance (SG).

The SG supports the conversion and rehabilitation of redundant buildings to residential use where the building has special architectural, traditional or historic character, with the original building forming the main part of the development.

I can advise you that I consider that the building you propose to convert has a traditional character and appearance and would be suitable for conversion. I would also advise you that the proposed alterations and extension appear to be sympathetic with the traditional rural appearance in terms of the window and door openings. The proposed extension, although large in size, does not dominate or detract from the existing character of the building. Proposed finishes etc. can be discussed in more detail at application stage.

5.04 Pre-Application Consultation with Local Authority – Transportation

- 5.04.1 In parallel with the initial enquiry to Renfrewshire Council Development Management 18th September 2019, comment was sought from Renfrewshire Council Transportation:

Assuming the principle is acceptable, we would wish to agree with your Roads colleagues that access could be taken from Barochan Road, to the North of the existing building. The site would be configured in such a way as to allow access and egress in a forward gear. Attached is a panoramic photo showing the views from the proposed access/egress.

- 5.04.2 John Everett of Renfrewshire Council Transportation responded 8th October 2019:

I would say it could be developed for housing but would need careful consideration.

Speed of vehicles passing through twin sided developments in the country like this is often a frustration for those living there as they feel it's unsafe, cars pass through too fast and come to us later seeking solutions

If developed I would want the developer to recognise this and install measures to future proof the issue. I would want strong pedestrian connectivity between properties on both sides of the road so crossing is safe and easy but not necessarily direct so that drivers passing between get a chance to see peds and be seen by them.

Equally servicing (bins and dot com deliveries) and stopping a bus will need considered.

Lastly the speed of passing traffic needs considered with respect to cars emerging or turning into the new house. Sightlines will therefore need to be good and I suspect a new vehicle junction to the south of the barn will be safer than using the existing field access to the north particularly in winter because the current is steep

- 5.04.3 These points were discussed by richardpearsarchitect & John Everett by phone 10th January 2020. Revised proposals were submitted 14th February 2020:

Attached are revised drawings that show:

- 4.5 x 60 x 1.05m visibility splays
- a larger bellmouth to allow a bin lorry and other services vehicles to pull in when they are stopping
- a raised (100mm) kerb to the front boundary to prevent parking
- drop kerbs opposite the 2 accesses opposite

In terms of the visibility splays:

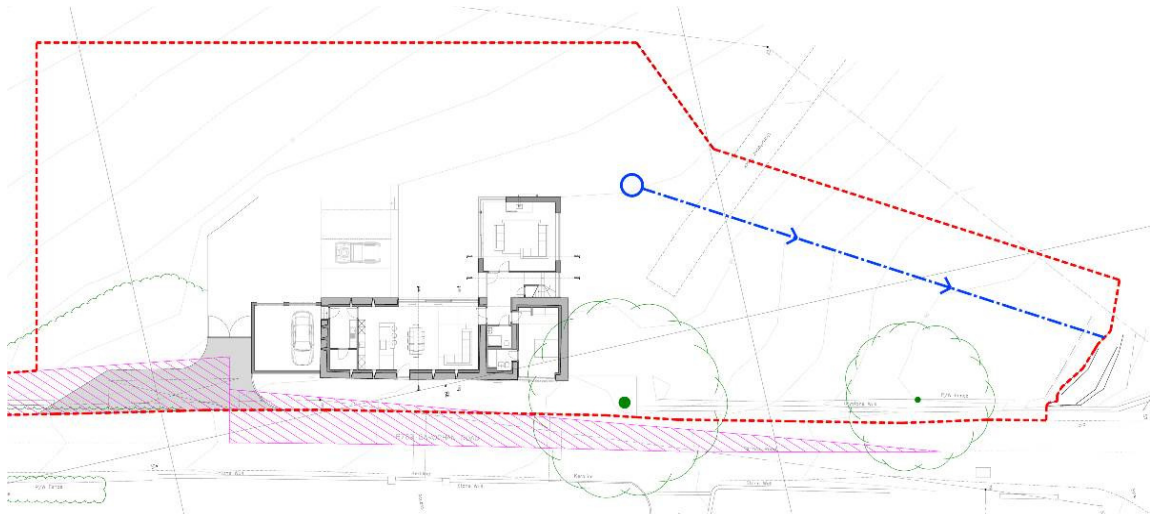
- there are 2 telegraph poles within them – can these remain given that they are relatively thin?
- to the south the visibility splay is based on 1.05m above ground level over the area of the visibility splay, rather than 1.05m above the ground level at the entrance, given that the ground rises to the south.

6.00 DESIGN SOLUTION

6.01 Layout / Scale / Massing

- 6.01.1 The proposals have been prepared based on an accurate topographic survey of the site & a measured survey of the existing building.
- 6.01.2 The design has been driven by the existing redundant building, its orientation, the brief, and the pre-application discussions with Renfrewshire Council. The proposals aim, through careful consideration of the treatment of the existing building, the interventions and the proposed extensions, to maintain and enhance the character of the existing barn and the wider rural landscape setting.
- 6.01.3 The proposed residential conversion will be compatible with the location and the existing adjoining residential uses.
- 6.01.4 Overall the approach is to minimise the extent of interventions to the existing building, and retain its internal volume where possible, thus maintaining the original fabric of the barn and preserving its character. Subservient extensions accommodate the spaces that are not suited to this approach.

- 6.01.5 Locating the access to the south of the barn, as discussed with Renfrewshire Council Transportation relative to visibility splays, is the foundation blocks of the site layout. The proposed parking, and turning area are in turn kept to the south of the barn. To provide garaging, rather than forming new openings in the barn for access, a modest extension is proposed to the south.



Site plan as proposed

- 6.01.6 While the existing subdivision at the north end of the barn accommodates smaller spaces well, the aim of maintaining as much of the southern space as a single volume as possible, led to an early decision to create a large kitchen/dining/living space with a gallery floor and cathedral ceiling over within it. As the existing windows are not suited to this residential use and avoiding new apertures to the east (road facing) elevation of the barn retains its original outward appearance, a single new opening to a south facing courtyard is proposed to the west facing rear elevation.



Front (east) elevation as proposed



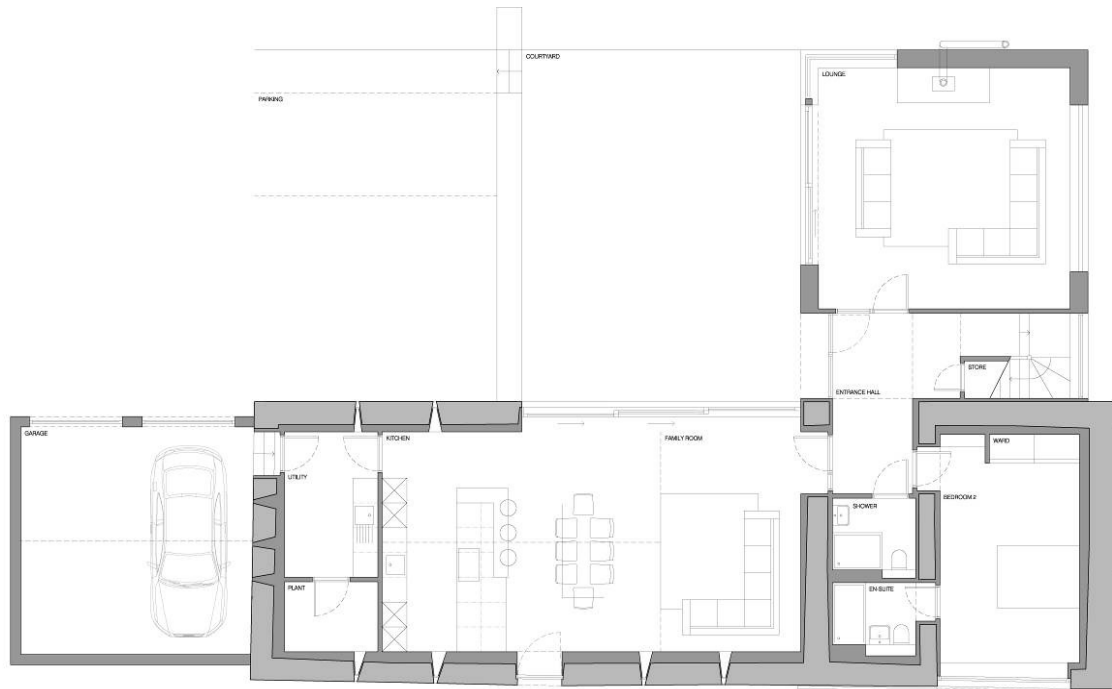
Rear (west) elevation as proposed

- 6.01.7 These decision, particularly that not to sub-divide the volume of the southern space (other than to create the utility room), together with the decision not to add dormers to the original roof in order to main the original profile of the barn, determine that a further extension is required to provide the balance of the accommodation required by a family home. It's location to the north of the rear elevation was driven largely by orientation, in order to create a south facing courtyard.
- 6.01.8 This extension, as with that forming the garage, is designed such that it does not dominate or detract from the existing character, allowing the original barn to clearly remain the main part of the development. The rear extension is set back from the north gable in order that it is clearly subservient to the original barn when viewed from the north. The garage extension is set in from the front and rear wall and down from the existing eaves & ridge.



Gable (north & south) elevations as proposed

- 6.01.9 At the junction of the barn and the rear extension, the principle entrance and stair, within a top lit double height space, give clear legibility to the plan diagram.



Ground floor plan as proposed

- 6.01.10 To the balance of the ground floor of the extension is a second living space. While primarily orientated toward the south facing courtyard, being dual aspect, it also benefits from views to the open landscape to the north.
- 6.01.11 At first floor, 3 bedrooms, a family bathroom and an en-suite complete the family accommodation. The limited height available and restricting dormers to the rear extension, determines the first floor layout. The master bedroom has a west facing balcony and bedroom 3 is open to the kitchen/dining/living space, to maintain the legibility of the original volume in the main space.



First floor plan as proposed

6.02 Landscape / Amenity

- 6.02.1 The key features of the existing landscape in the immediate vicinity of Greenhill Barn are the boundary treatments between the land to the south of the barn and Barochan Road and the mature tree to the North of the barn.



Road & verge to south of Greenhill Barn



Mature tree to north

- 6.02.2 The mature tree will be retained, with any arboricultural works required to protect its health carried out.
- 6.02.3 The boundary treatments to the south currently comprise a post & wire fence for circa 22m from the barn, and a dry stone wall thereafter. In both cases they are overgrown by varied and unstructured vegetation to the verge and the edge of the field. It is proposed that the dry stone wall will be retained, the post & wire fence will be removed, and the vegetation will be reduced in order that it doesn't compromise the visibility splay.
- 6.02.4 There are no existing physical features to determine the extent of the rear garden. Instead is defined such as to provide substantial useable garden ground commensurate with a rural family house of this size. Its boundaries will be marked by a post and wire fence, as is commonplace in an agricultural landscape.

6.03 Materials / Details

- 6.03.1 The simple palette of materials is driven by the existing building and the rural context.
- 6.03.2 The stone walling to the barn will be repaired and repointed and complemented by traditional natural slate roofing to give a robust appearance and reflect the existing buildings to the east of Barochan Road.
- 6.03.3 Where new openings are formed in the stone walling, exposed steel lintels are used to clearly express the modernity of the openings.
- 6.03.4 Where new elements have been introduced (extensions, windows/doors/screens) a contemporary agricultural derived architectural language & materiality has been adopted, in order that these modern interventions are clearly articulated.
- 6.03.5 The extensions are finished in Siberian larch cladding and corrugated metal roofing that is typical in this type of vernacular architecture, contrasting with the solidity of the original stone walls to reinforce the differentiation.
- 6.03.6 The proposed front elevation & garage doors are Siberian larch, to reflect the cladding. Otherwise the windows/doors/screen & have simple crisp aluminium frames to contrast with the natural stone & timber cladding.
- 6.03.7 The proposed zinc rainwater goods will give a qualitative solution in keeping with the balance of the material palette.

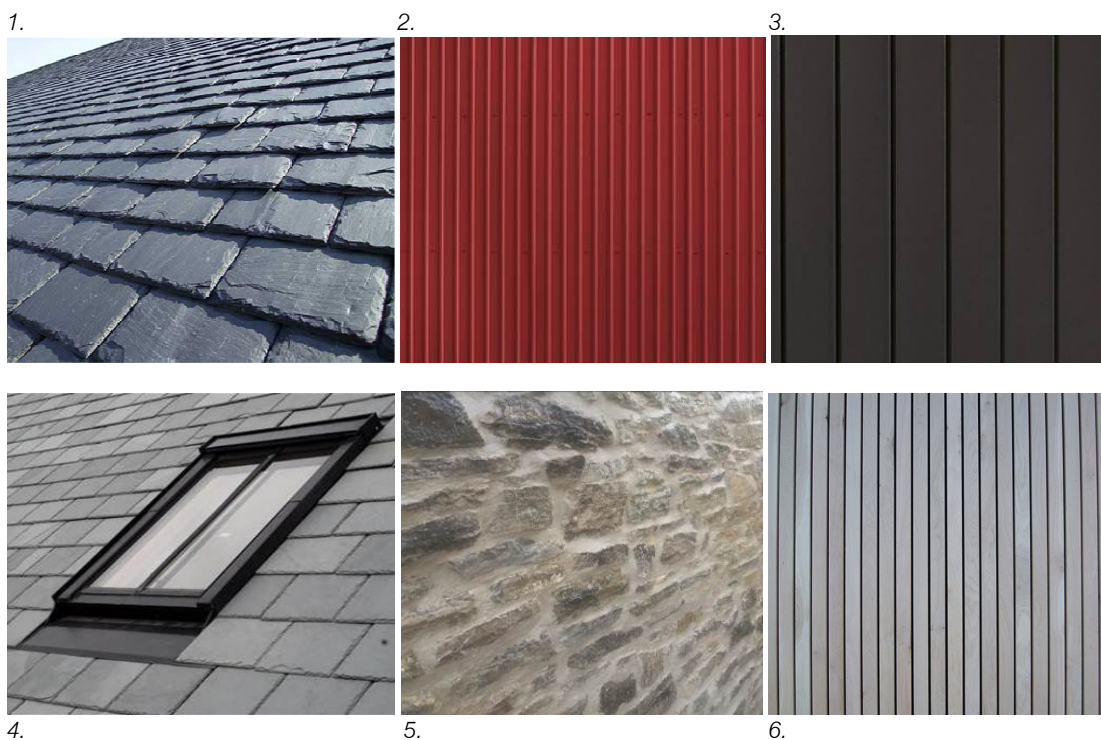
6.03.8 The exposed external flue to the woodburning stove reinforces the functional nature of the building.

Existing Building:

Roofs:	Natural Spanish slate with zinc ridging (1)
Rooflight:	Velux roof windows (4)
Rainwater goods:	Zinc
Walls:	Natural stone (5)
Windows / doors / screens:	Aluminium framed
Front elevation doors:	Siberian larch (6)

Extensions:

Roofs:	Corrugated metal (2)
Dormers:	Anthra-Zinc (3)
Rooflight:	Velux roof windows (4)
Rainwater goods:	Zinc
Walls:	Siberian larch cladding (6)
Windows / doors / screens:	Aluminium framed
Garage doors:	Siberian larch (6)
Flue:	Matt black paint finish



6.03.9 The proposal will generally adopt traditional detailing. E.g. clipped eaves and verges.

6.04 Roads / Access / Parking

- 6.04.1 The access and parking arrangement have been driven by the existing building, the buildings to the east of Barochan Road and the pre-application discussions with Renfrewshire Council.
- 6.04.2 Vehicle and pedestrian access is provided from Barochan Road through a single new access to the south of the existing building to allow the required visibility splays (4.5 x 60 x 1.05m) to be achieved. To the south there are 2 telegraph poles within the visibility splays, otherwise it is clear above 1.05m from the ground level over the area of the visibility splay, (rather than 1.05m above the ground level at the entrance given that the ground rises to the south).
- 6.04.3 The bellmouth and set back gates at the entrance are designed to allow a refuse lorry and other services vehicles to pull in when they are stopping, and for vehicles entering the site to be fully off the public road while the gates are opened.

- 6.04.4 Internally the site layout provides parking for at 5no. cars (2no. in the garage, and 3no. externally) as well as maneuvering space to allow them to leave in a forward gear.
- 6.04.5 Renfrewshire Council Transportation highlighted that the speed of vehicles passing through twin sided developments in the countryside like this is often a frustration for those living there as they feel it's unsafe, with cars pass through too fast. To address this issue, they are seeking strong pedestrian connectivity between the properties on both sides of the road so crossing is safe and easy. To this end a raised (100mm) kerb is proposed to the front boundary with drop kerbs directly across from the two accesses opposite. This will create to create a 2.6m zone where pedestrians can walk across the front of the property and strong pedestrian connectivity, while the raised kerb will also prevent parking that would compromise the visibility.



Barochan Road passing through twin sided development

6.05 Waste / Recycling

Provision for refuse & recycling storage will be made within the plot boundary, with bins being presented adjacent to the entrance bellmouth for collection.

6.06 Sustainability

The proposed dwelling will be designed to achieve a Bronze level of sustainability as set out by the Scottish Building Standards.

7.00 APPLICATION DRAWINGS

Dwg. No.	Rev	Drawing Title	Scale / Size
-	-	Greenhill Barn – Location Plan (CKD Galbraith)	1:3500 @ A4
AE(0)05	C	Context Plan as Existing	1:200 @ A0
AE(0)10	C	Site as Existing	1:100 @ A0
AE(0)50	-	Elevations as Existing	1:50 @ A1 / 1:100 @ A3

AL(0)05	C	Context Plan as Proposed	1:200 @ A0
AL(0)10	C	Site as Proposed	1:100 @ A0
AL(0)20	-	Ground Floor Plan as Proposed	1:50 @ A1 / 1:100 @ A3
AL(0)30	A	First Floor Plan as Proposed	1:50 @ A1 / 1:100 @ A3
AL(0)50	A	Elevations as Proposed	1:50 @ A1 / 1:100 @ A3
AL(21)01	-	Sections 1-1 & 2-2 as Proposed	1:50 @ A3
AL(21)05	-	Sections A-A & B-B as Proposed	1:50 @ A3
		Topo Survey (Pinnacle Phoenix)	1:200 @ A0
		Floor Plan (Pinnacle Phoenix)	1:50 @ A0

**Relocation, conversion and extension of stone byre
to form detached dwellinghouse**

Land to West of Greenhill Barn, Barochan Road, Houston

Planning Statement

July 2021

Contents

1. Context and Background
2. Proposed Development
3. Planning Assessment
4. Conclusions

This planning statement has been prepared by Jigsaw Planning.

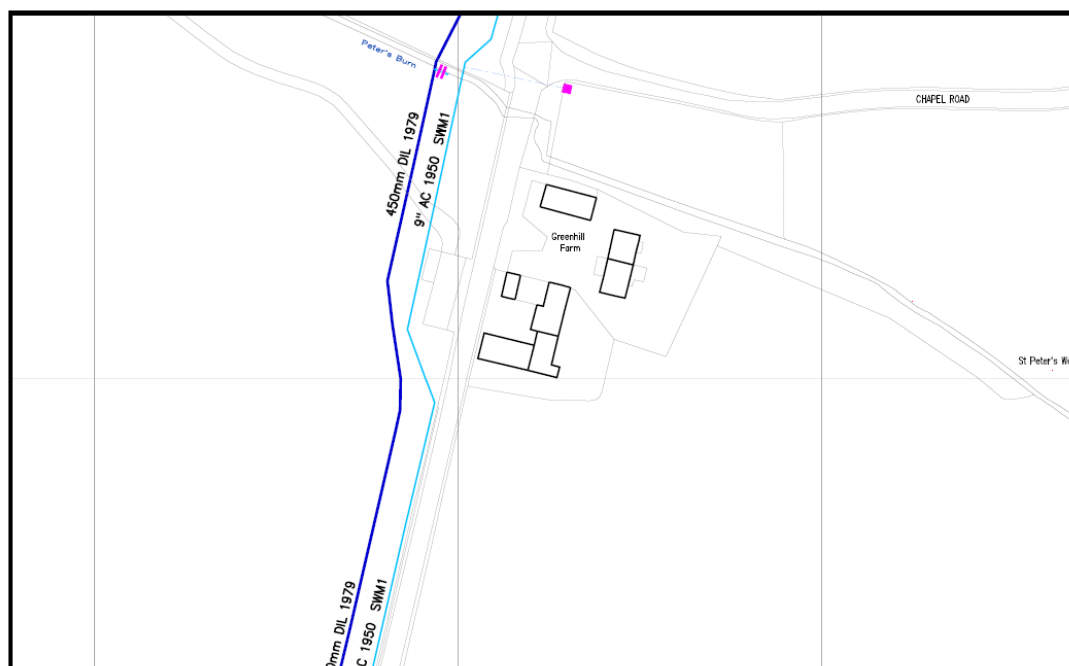
Katherine Sneed BA (Hons) Dip TP MRTPI
Jigsaw Planning
PO Box 2844
Glasgow
G61 9DG

www.jigsawplanning.co.uk



1. Context and Background

- 1.1 This Planning Statement has been prepared to support proposals for the relocation, conversion and extension of a stone byre to form a detached dwellinghouse on land west of Greenhill Barn, Barochan Road, Houston ("The Application Site") on behalf of Elderslie Estates.
- 1.2 Planning Permission was granted in May 2020 for the conversion and extension of the stone byre to form a detached dwellinghouse (application reference 20/0209/PP).
- 1.3 The site lies within the Green Belt and planning permission for the conversion and extension was granted under Policy ENV1 and the supporting New Development Supplementary Guidance as a conversion of an existing building.
- 1.4 Following the approval of Planning Consent 20/0209/PP the applicant marketed the property, and in turn accepted an offer from third party who wanted to implement the consent, such as to create a new home for their family.
- 1.5 During the due diligence associated with this sale it was noted that two Scottish Water pipes (a 9-inch asbestos cement pipe and a 450mm diameter ductile iron pipe) passed close to the West of the existing barn, possibly below the proposed extension (see below Scottish Water's record plans). Scottish Water attended site and marked the position of the pipes. This identified that they were closer to the barn than shown on the record plans, and were below the site of the proposed extension.



- 1.6 Scottish Water advised that these pipes have a stand off distance of 10m, and that within this distance nothing can be built, and no existing buildings can be occupied. As the barn is within 10m of the pipes, even if not extended, it cannot be inhabited. It is therefore not possible to implement permission 20/0209/PP.
- 1.7 As Scottish Water used statutory powers when laying the pipes, they have no obligation to move them without cost. The option of relocating the pipes at the applicant's cost, such that they were more than 10m from the proposed extension was therefore explored. This identified a cost of circa £160-170,000 + VAT to do this. With the scale of the development this cost is not sustainable.
- 1.8 Both the applicant & potential purchaser are keen to find a way forward that provides a sustainable future for the barn, thus preserving this historic agricultural building. They accordingly instructed richardpearsarchitect to prepare proposals for relocating the barn, in its existing form, to outwith Scottish Water's stand off distance.
- 1.9 As well as the Scottish Water pipes to the West of the barn, there are also overhead electrical cables. Consultation with SP Energy Networks identified that any new (or relocated) building should be an absolute minimum of 11-12m from the overhead cables, and preferably 15m to ensure a safe working distance during the construction operations.
- 1.10 Drawing AE(0)106 shows the Scottish Water pipes, the SP Energy Networks overhead cables, and the associated no-build zones. While the premise is to relocate the barn as close to its existing location as possible, it is clear from this drawing that the public utilities dictate matters.

2. Proposed Development

- 2.1 The planning application now submitted is seeking permission to relocate the existing barn, and thereby the proposed house, to a site 45m WNW & 27m NNE to be outwith the 'nobuild' zone and to allow the project to move forward and the barn to be repurposed. All other elements of the proposal remain the same i.e. the access, the design and materials.
- 2.2 While the site rises to the South-West, the extended topographical survey identifies that the mostly gently sloping part of the site, that is out with the no-build zones, is adjacent to the track to the North-West of the barn. Relocating the barn there moves it 45m WNW & 27m NNE (a net result of it moving 52.5m NW).

- 2.3 The orientation is unchanged from the existing to maintain as much of a relationship with the existing footprint as possible. The design and access, being accepted under the previous application and still appropriate to the new location, are also unchanged. The driveway from the access to the proposed house runs across the contours to minimize the gradient.

The site boundaries are:

- North - on the edge of the burn
- East - on the edge of Barochan Road
- South - on the same line as before
- West - 10m from the rear of the building

3. Planning Assessment

- 3.1 Given all other elements remain the same as the permitted scheme, the key issue is whether the principle of relocating the proposal is in accordance with planning policy and, if not, whether there are any material considerations which mean the policy could be set aside.
- 3.2 The development plan for Renfrewshire comprises the Clydeplan which sets out strategic objectives for the Green Belt and the Renfrewshire Local Development Plan which sets out local policies. Given the nature of the proposal we have focused on assessing the proposal against the Local Development Plan.
- 3.3 At the time of writing the Council's new LDP has not yet been formally adopted. However, the adopted and proposed LDP policies on green belt are in principle the same, i.e. that the purpose of the green belt is to identify appropriate locations to support planned growth, as well as maintaining the identity of settlements, protecting and enhancing the landscape setting and protecting and promoting access to open space.
- 3.4 Appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the 'New Development Supplementary Guidance.'
- 3.5 As identified in the Planning Officer's Delegated Report for the approved permission, the adopted New Development Supplementary Guidance *"specifies two primary requirements with respect to conversion of buildings within the countryside. Firstly the Green Belt Development Criteria states that all buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding. Further to*

this, the Housing in the Green Belt criteria states that buildings which have a special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development.” It was on this basis that the Planning Officer felt that planning permission was justified in being granted.

- 3.5 The position is now that it is clearly not possible to convert the barn to residential use not due to any structural or material issue with the building itself but based on a external factors resulting from infrastructure provision. As it stands the barn cannot be converted to residential use and would therefore be left to over time to stand idle and ultimately it will deteriorate in condition. It is our position that the preservation of this barn adds to the character and visual contribution to the character of the green belt, as acknowledged by the Planning Officer in their delegated report.
- 3.6 Whilst the proposal for a new dwelling in this proposed new location would not strictly be supported by planning policy, there is a material consideration in this case which overrides that potential non-compliance. The principle of the conversion of the barn and its substantial extension has been granted by the Council. The design, scale and access have all been deemed acceptable. Therefore the only difference with the current proposal is the relocating of the barn. Ultimately this proposal facilitates its active reuse and secures its future.
- 3.7 The proposal still meets the objectives of the Green Belt through meeting most of the criteria set out on page 39 of the Draft New Development Supplementary guidance, namely:
- Buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development;
 - The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting and makes a positive contribution to the site and surrounding area;
 - The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character;
 - Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard and environmental quality. Replacement dwelling(s) should be of a similar scale, character and massing to other residential units in the surrounding area.

4. Conclusions

- 4.1 This Planning Statement has been prepared to support proposals for the relocation, conversion and extension of a stone byre to form detached dwellinghouse on land west of Greenhill Barn, Barochan Road, Houston on behalf of Elderslie Estates.
- 4.2 The existing barn is subject to planning permission for its conversion and extension to form a dwellinghouse. This has established that the site is suitable for development and that the design, scale, access and layout of the dwelling are acceptable.
- 4.3 As has been set out above, it has been deemed that the approved dwelling cannot be implemented due to Scottish Water infrastructure issues.
- 4.4 We have acknowledged above that the proposed relocation of the barn and its redevelopment may not strictly be in accordance with planning policy however there are significant material considerations which need to be given consideration in this case. The proposal still meets most of the criteria set out on page 39 of the Draft New Development Supplementary guidance and therefore the proposal is in line with objectives of the Green Belt policies.











**Renfrewshire
Council**

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100447605-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Relocation, conversion and extension of stone byre to form dwellinghouse.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	richardpearsarchitect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Richard	Building Name:	
Last Name: *	Pears	Building Number:	16
Telephone Number: *		Address 1 (Street): *	Kingsborough Gardens
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G12 9QB
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	c/o Galbriath
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	Stirling Agricultural Centre
Company/Organisation	Elderslie Estates	Address 2:	
Telephone Number: *		Town/City: *	Stirling
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	FK9 4RN
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Greenhill Barn - 20 metres West of Greenhill Farm, Barochan Road, Houston, Johnstone

Northing

667527

Easting

240595

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

-

Title:

Other

Other title:

-

First Name:

Fiona

Last Name:

Knighton

Correspondence Reference
Number:

Greenhill Barn

Date (dd/mm/yyyy):

07/05/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

7166.00

Please state the measurement type used:

☐

Hectares (ha)

☒

Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Redundant barn & farmland.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☒

Yes

☐

No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐

Yes

☒

No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

5

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☒

Yes

☐

No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

☐

Yes – connecting to public drainage network

☒

No – proposing to make private drainage arrangements

☐

Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

☐

New/Altered septic tank.

☒

Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

☐

Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

On site sewerage treatment system (e.g. Klargestor Biodisc) with outfall to Peter's Burn to the North of the site.

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Refer to Design Statement attached.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *	<div style="border: 1px solid black; width: 150px; height: 20px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">1</div>
Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.	
<h2 style="margin: 0;">All Types of Non Housing Development – Proposed New Floorspace</h2>	
Does your proposal alter or create non-residential floorspace? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
<h2 style="margin: 0;">Schedule 3 Development</h2>	
Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know 	
If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.	
If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.	
<h2 style="margin: 0;">Planning Service Employee/Elected Member Interest</h2>	
Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
<h2 style="margin: 0;">Certificates and Notices</h2>	
CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013	
One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.	
Are you/the applicant the sole owner of ALL the land? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	
Is any of the land part of an agricultural holding? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	
Do you have any agricultural tenants? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
<h2 style="margin: 0;">Certificate Required</h2>	
The following Land Ownership Certificate is required to complete this section of the proposal:	
Certificate E	

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Richard Pears

On behalf of: Elderslie Estates

Date: 22/07/2021

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☒ Yes ☐ No ☐ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☒ Elevations.

☒ Floor plans.

☒ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☒ Yes ☐ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Planning Statement.

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Richard Pears

Declaration Date: 22/07/2021

Payment Details

Online payment: 011081

Payment date: 22/07/2021 20:17:00

Created: 22/07/2021 20:23