

PLANNING STATEMENT

Proposed Revised Design of Original Planning Consent: 18/01380/FUL
for the construction of Two Semi- Detached Dwellings
in favour of the proposed construction of Two Detached Dwellings

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Building Plot
Woodbine Drive
Burnmouth
Scottish Borders
TD14 5RS

Reference: VX/1212/20

Date: 19th August 2022

Applicant:

VX2 Construction Ltd

Project Address:

Building Plot
Woodbine Drive
Burnmouth
Scottish Borders
TD14 5RS

Proposal:

Proposed Revised Design of Original Planning Consent: 18/01380/FUL
for the construction of Two Semi- Detached Dwellings
in favour of the proposed construction of Two Detached Dwellings

Background:

The proposed residential development for the construction of two semi-detached dwelling houses on land at Woodbine Drive, Burnmouth was Granted Full Planning Consent on the 5th June 2019 under the planning reference of: 18/01380/FUL.

Proposal:

The current applicants have purchased the site and as developers, intend to execute the construction phase, however, they are seeking to amend the original approved design to improve the overall design and adding value to the proposed development.

The main element of the amended proposal is to separate the dwellings from semi-detached to detached, thereby creating two, four-bedroom detached dwellings as opposed to two, three-bedroom semi-detached dwellings.

- a) The separation gap between the properties will be 3.3M.
- b) The approved ground floor internal footprint, per dwelling is 68.16M² whereas the proposed internal footprint of the detached dwellings will be 86.1M² – thereby an increased footprint of 17.94M².
- c) The overall height of the approved dwellings is 7.650M whereas the overall height of the proposed dwellings will be 7,001M – thereby a reduced height of 649mm.
- d) The approved dwellings have a finished floor level of 1.9M above datum, whereas the proposed dwellings are position 1.134M above datum – thereby a height reduction of 766mm – coupled with the overall height reduction of the dwellings, the dwellings will reduce in an overall height by 1.415M.
- e) Turning to the external appearance of the dwellings, the original design sought to construct with a brick or stone base course below rendered blockwork walling with rendered bands around the windows and doors.

The amended application seeks to construct the base course in random sandstone, with random sandstone to part front and side elevations, the remainder to be blockwork finished with synthetic render.

Cast stone is proposed to all window and door surrounds.

- f) Solar photovoltaic array of 4.2Kw is proposed on each dwelling on the South-West Elevations.

End of Statement.