



Reference: SP/070720/75

Good Afternoon Members

Ferguson Planning lodge this presentation on behalf of the applicant and in support of the proposal before you today.

The Blackbull Inn closed as a public house back in September 1997. The property has not been used as a public house since that time. It was deemed unviable and that continues to be the case today.

The application proposes two detached 1 3/4 storey dwellings. The dwellings are of a sufficient scale, spacing and position to fit in with the character and sense of place of Bowsden.

The proposal meets associated design, scale and spacing requirements asked of it. There is no other design guidance therefore that would merit refusal of this application in our opinion.

The orientation of the dwellings takes influence from that which exists. The current building takes access from the south as was the case when serving as a public house.

The village has no one form or character of property and dwellings range from one to two storeys in height and again of varying orientations facing the streetscape some with gable ends facing the main street.

We draw to members attention the neighbouring dwelling adjacent to the south known as Berrywell which is of similar height and orientation. You would often find at junctions like this to have slightly higher dwellings at junctions forming design 'bookends' to the village.

The proposal dwellings are only marginally higher than what already exists. The former pub standing at circa. 6 metres in height and those proposed being some 7.5 metres in height.

Taking the broader context of the village as you travel through it and properties of a similar height that neighbour it together with boundary treatment will mean it will blend with the wider streetscape on approach.

The development also proposes sufficient landscaping within the site and between the two proposed properties to ensure elements of residential amenity such as privacy and overlooking are not impacted.

It is important to note the acceptance of residential development on the subject site has already been deemed appropriate from the consent of two applications back in 1999. (N/99/B/0023 - N/99/B/0226).

It was noted in the determination of those applications that the public house had been struggling for a number of years and even after its closure there was little interest in purchasing the property at the time when it was put on the market.

The view was taken that it was better for the property to have a purpose that would be sustainable for the community than to refuse and not have the confidence the property would be used as a public house again.

Moving forward to the present day. The council commissioned Sanderson Weatherall consultants to undertake an independent viability appraisal of the validity of trying to retain the premises as a public house.

The conclusions were clear that it was not. In simple terms the financial viability of a public house is not proven. In other words and in our opinion they have independently verified that refusing an application on the aspiration of retaining a public house is unfounded.

We believe that this proposal represents a sound location for the proposed dwellings for the following reasons:

- The site is situated within the village of Bowsden where residential development is appropriate. Furthermore, the building is not listed nor in a conservation area thus has no heritage restrictions of note.
- The Highways Department, Heritage and Ecology Officer's have all come back with no objection to the proposal.
- The restriction or continuation as a public house is unfounded and taking consideration of previous residential approvals on the site and an independent assessment by the council.

- The two dwellinghouses would be well related to the existing pattern of development currently on site and within a village area heavily characterised by residential development of varying scales, types, heights and orientation.
- The site represents a sustainable location within Bowsden which NPPF favours and that can contribute to the county's housing supply. The proposal accords with all the necessary planning policies asked of it be that at a local or national level.
- The proposal will introduce population into the area which will benefit the local economy and rural services. Furthermore, the proposal will create jobs during the construction phase.

We fully agree with the Planning Department's recommendation to **approve** the application before you today.

Thank you for your time Members