

REGULATORY SERVICES



To: **Development Management Service**
FAO Ranaid Dods

Date: 31 Oct 2017

From: **Roads Planning Service**
Contact: **Paul Grigor**

Ext: 6663

Ref: 17/01409/FUL

Subject: Extension to form new living room
16 Craig Brown Avenue, Selkirk, Scottish Borders

The erection of a dwelling on this plot was consented under the outline application 06/01308/OUT and the subsequent detailed application 08/01874/REM. The Roads Planning Service was able to support this development on the basis that two parking spaces were provided on site. Condition No. 3 of the reserved matters application states that the area allocated for parking was only to be used for the parking of vehicles in connection with the dwelling.

The proposed extension as shown on this application would remove one of the parking spaces currently available to the existing dwelling. As such, I must recommend refusal of this application as the impact of losing an off-street parking space would have a detrimental impact on Craig Brown Avenue.

AJS

17/01409//FUL: extension to 16 Craig Brown Avenue, Selkirk

The Royal Burgh of Selkirk and District Community Council considered this application at its meeting of 13 November 2017 and expressed concerns that this application represents an overdevelopment of a small site with consequent loss of adequate parking provision.

When the original building (No.16) was considered as a planning application, there was much concern expressed that the scale and massing of the proposed dwelling be reduced in order to avoid over intensive use of the site and that the proposal

should fit in (architecturally) with the existing properties and to be a 'good neighbour' - in the overall context of the locality.

This latest proposal will further distort the awkwardness of the earlier design and site planning - where the property ignores the existing building line - and will not contribute in a positive manner to the streetscape or building environment of this part of Craig Brown Avenue.

The proposed extension will also have a very limited outlook – made even more restricted should further development be permitted in any adjacent property.

Craig Brown Avenue is a small but busily parked cul-de-sac and any further development pressure must take account of modern parking and servicing needs to maintain public safety and residential amenity. This proposed extension will limit the existing in-curtilage parking capacity to below acceptable standards and thereby add further parking, public safety and servicing pressure to the area.

In conclusion, the Community Council objects to this planning application on the grounds that it represents overdevelopment, there is insufficient site area to accommodate the required parking standards and that the proposal will adversely impact upon neighbouring properties.

Ian King

Planning Spokesperson for The Royal Burgh of Selkirk and District Community Council

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