

RESPONSE TO PART III REPORT (Including Report of Handling)

Planning Reference 17/00017/FUL

Applicant Ms Evelyn Brown and Mr John Kirk

Development: Erection of detached garage with first floor studio, alterations and extension to dwelling house

Location: Danderhall Cottage
St Boswells
Melrose
TD6 0EB

1.0 REASON FOR DELAY:

The report states the reason for delay was due to “negotiation”. This is not the case. The reason for delay is due to no communication from the officer to the agent. Below is a summary of communications relating to the application:

Email from Andrew Evans (AE) to Agent (KRA) received 1 February 2017.

KRA response to AE 2 February

Email from AE to KRA 10 February

KRA response to AE 14th February

Email from AE to KRA 24 February

KRA response to AE 27 February

No response received from AE

KRA email to AE 30th March

No response received.

As a result of no communications from planning officer for a period of over 5 weeks the decision was made to request a planning review to determine this application.

2.0 COMMENTS ON REPORT

2.1 Studio:

It should be noted that although there is reference to a “first floor” studio the studio itself is fully accommodated within the attic roof space of the proposed garage.

2.2 Garage Location:

The garage is located behind the rear building line of the house. The house is sited approximately 28m away from the road verge and the garage 40m away when measured from the same point. This is a significant distance which places the house as the principal building on the site.

2.3 Visibility Of The house And Site From The Public Road:

It is accepted that the house can be seen from the public road however this is a limited and partial view through trees and other vegetation.

Humestanes Studio, Hume Hall Holdings, Greenlaw, Duns, Berwickshire, TD10 6UW

Our ref: 815-01PR:KR

The site of the garage however cannot be fully seen directly from any point on the public road. Appendix 1 includes images taken from Google street view which support this and can be verified by a site visit.

2.4 Depth And Height Of Garage:

The garage internal size is 6.5m which is not an unusual depth for a garage. This size takes account of the length of a car plus space either end to pass by, this is not unreasonable.

The depth of the garage is **not** greater than that of the house. The central and largest part of the house is 7.8m deep reducing to 6.1m at the gable. The garage is 7.0m deep.

Again the garage ridge height is **not** higher than the house. The house ridge height when measured from ground level is between 6.8m - 6.9m. The garage ridge height is 6.595m as shown on the section drawing included with this submission.

2.5 "Confused as a House"

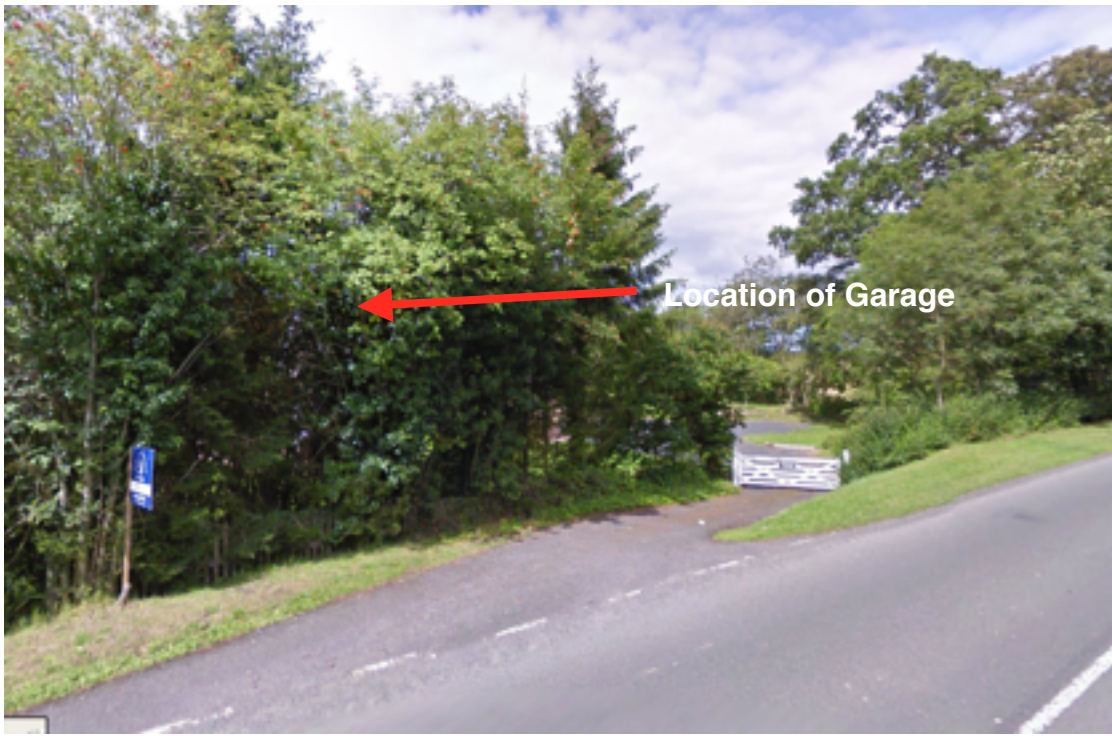
As it has been established the garage cannot be seen from the road therefore any confusion cannot occur. Even if it were possible to fully see the building from the road, the opportunity to take in the buildings appearance is limited by the road layout and speed of traffic using this road. Additionally the large garage door and limited fenestration means the possibility of confusing the building as a house is unlikely.



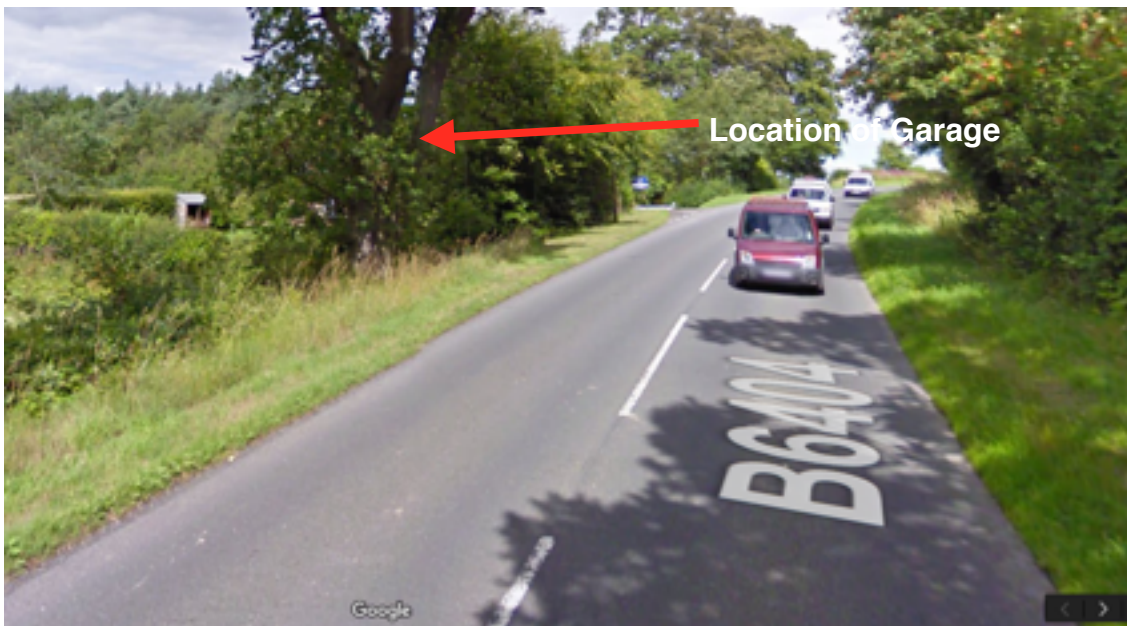
View on approach from the east



View from the east



View from site entrance



View from West



View on approach from West