

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997****Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008****Application for Planning Permission****Reference : 10/00385/FUL****To : Mr And Mrs C Renton per Bob Renton Tweedbank The Croft St Boswells Scottish  
Borders TD6 0AE**

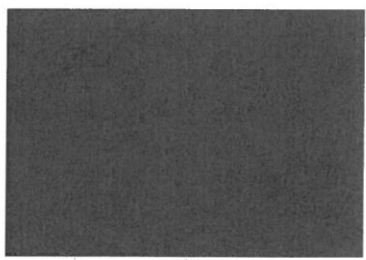
With reference to your application validated on **22nd March 2010** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Extension to dwellinghouse****at : 12 Rushbank Newstead Scottish Borders TD6 9DA**

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

**subject to the conditions on the attached schedule imposed by the Council for the reasons stated**

**Dated 6th May 2010  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**  
.....  
**Head of Planning & Building Standards**

**APPLICATION REFERENCE : 10/00385/FUL**

**Schedule of Plans and Drawings Approved:**

Plan Ref	Plan Type	Plan Status
	Location Plan	Approved
CR/01A	Floor Plans	Approved
CR/02A	Other	Approved
CR/03A	Other	Approved
CR/04A	Elevations	Approved
CR/05A	Sections	Approved
CR/06A	Sections	Approved
CR/07A	Other	Approved
	Specifications	Approved

**REASON FOR DECISION**

The proposed development would not, subject to compliance with the schedule of conditions, adversely affect the character or appearance of the Conservation Area, nor adversely affect neighbouring amenity, thereby complying with development plan policies, principally N18 and N20 of the Consolidated Structure Plan 2009 and G1, BE4 and H2 of the Scottish Borders Local Plan 2008

**SCHEDULE OF CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 No development shall commence until a south-eastern elevation is submitted and which includes a specification for the external finish of the parapet wall. Once approved, the development shall be carried out in accordance with the approved submission.  
Reason: Further details of this elevation are required to ensure the development Reason: To preserves the character and appearance of the Conservation Area
- 3 The external surfaces of the development hereby permitted shall be completed in the materials shown on the plan hereby approved, and no other materials shall be used without the prior written consent of the Local Planning Authority. The render finishes and slates shall be of a specification to match the existing dwellinghouse  
Reason: To preserve the character and appearance of the Conservation Area
- 4 The rooflights shall be fitted with flush/integral flashings and their framing shall be black or slate grey in external colour  
Reason: To preserve the character and appearance of the Conservation Area

**FOR THE INFORMATION OF THE APPLICANT**

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

**SCOTTISH BORDERS COUNCIL**

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO THE HEAD OF PLANNING  
AND BUILDING STANDARDS**

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 10/00385/FUL

**APPLICANT :** Mr And Mrs C Renton

**AGENT :** Bob Renton

**DEVELOPMENT :** Extension to dwellinghouse

**LOCATION:** 12 Rushbank  
Newstead  
Scottish Borders  
TD6 9DA

**TYPE :** FUL Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

Plan Ref	Plan Type	Plan Status
	Location Plan	Approved
CR/01A	Floor Plans	Approved
CR/02A	Other	Approved
CR/03A	Other	Approved
CR/04A	Elevations	Approved
CR/05A	Sections	Approved
CR/06A	Sections	Approved
CR/07A	Other	Approved
	Specifications	Approved

**NUMBER OF REPRESENTATIONS: 1**

**SUMMARY OF REPRESENTATIONS:**

The above representation relates to the Community Council's consultation response in which they offer no comments.

**Consultations**

Community Council: No comments  
Newstead Village Committee: No reply

**PLANNING CONSIDERATIONS AND POLICIES:**

Consolidated Structure Plan 2009

N10, N11, N18, N20

Adopted Local Plan 2008

G1, BE4, EP1, EP2, H2

**Recommendation by** - Carlos Clarke (Principal Planning Officer) on 4th May 2010

This application seeks consent for a single-storey extension to the rear of a semi-detached house, located within Newstead Conservation Area, and for replacement windows to the front and gable (the rear windows having been replaced under a 2004 consent). The extension would replace an existing outbuilding and be finished in render and slate to match the house. A detached garage would remain while work is carried out but eventually be demolished.

The existing property is two-storey, with dry-dashed walls and slate roof, attached to a similar neighbour to the east, and located in a cul-de-sac of varied properties, albeit with similar finishes. The garden to the rear flanks a road to the west and the neighbouring house to the east. The outbuilding, proposed for removal, flanks both properties, the neighbour's half would remain and be bounded by a parapet wall above the extension's eave.

In terms of the replacement windows, the property is outwith the Prime Frontage of the Conservation Area where Upvc is acceptable provided the glazing pattern reflects the existing. To the front, the upper floor windows will be to a different glazing pattern, albeit similar to those to the rear. The gable windows will also be replaced with windows of a different glazing pattern. However, in this particular case, because of the property type, the type of existing windows and the variation of window styles in the area, I would not consider such a variation to have any particular bearing on the character or appearance of the Conservation Area.

The extension would be appropriate in scale, design and materials in this particular case, and the removal of part of the outbuilding, and the garage at a later date, will not have a negative impact on the character or appearance of the Conservation Area in my view.

Neighbours should be unaffected in terms of privacy, light and outlook loss. The adjoining property would have a taller wall on the boundary than the existing outbuilding but would not experience, in my estimation (and applying our SPG) significant loss of light or, indeed, outlook.

**REASON FOR DECISION :**

The proposed development would not, subject to compliance with the schedule of conditions, adversely affect the character or appearance of the Conservation Area, nor adversely affect neighbouring amenity, thereby complying with development plan policies, principally N18 and N20 of the Consolidated Structure Plan 2009 and G1, BE4 and H2 of the Scottish Borders Local Plan 2008

**Recommendation:** Approved subject to conditions

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consent of the Local Planning Authority. The render finishes and slates shall be of a specification to match the existing dwellinghouse

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Reason: To preserve the character and appearance of the Conservation Area

**“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.**

