

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 19/00625/FUL

APPLICANT : Mr and Mrs James Cook

AGENT : IRD Design

DEVELOPMENT : Alterations and extension to dwellinghouse

LOCATION: Lillybrooke West Flemington
Burnmouth
Eyemouth
Scottish Borders
TD14 5SQ

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
002	Location Plan	Approved
	Proposed Site Plan	Approved
003	Proposed Elevations	Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

CONSULTATIONS

None.

REPRESENTATIONS

None.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016:

PMD1: Sustainability
PMD2: Quality Standards
HD3: Protection of Residential Amenity

Other considerations:

Privacy and Amenity Supplementary Planning Guidance 2006

Recommendation by - Paul Duncan (Assistant Planning Officer) on 4th June 2019

BACKGROUND

Lilybrooke is a detached bungalow within the West Flemington building group to the south of Ayton. The house is located to the north of a minor public road on the lower slopes of Ayton Hill. The house sits under a concrete tiled roof and features a roughcast finish to external walls with red brick detailing. Decking sits off the rear of the house, capitalising on views to the north.

Permission has previously been granted for the change of use of adjoining land to the west of the property to incorporate it into garden ground and the erection of a detached garage with annexe accommodation. This development has been carried out.

This latest application seeks planning permission for a single storey flat-roofed garden room extension on the north side of the house, which is visible at a distance from the public road upon entering the building group. An existing raised deck would be extended and steps would be formed down to a paddock to the north.

KEY POLICIES

Local Development Plan (LDP) policy PMD2 (Quality Standards) requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders landscape surroundings. Development should be of a scale, massing, height and density appropriate to its surroundings, and, where an extension or alteration, appropriate to the existing building.

LDP policy HD3 (Residential Amenity) states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

ASSESSMENT

Placemaking and Design

The extension is on a secondary elevation, which is appropriate, but would be visible at a distance from the public road. The scale of the extension is modest and is clearly subordinate to the host dwelling. In terms of form, whilst a flat roof would not usually be welcomed, it acknowledged that there is little obvious alternative means of extending this side of this house. The extension would mainly be seen against the backdrop of the existing house, rather than being more visually exposed.

The proposed use of generally matching materials is usually appropriate and help visually integrate extensions with existing dwellinghouses. Whilst the use of brick is not normally appropriate in the Scottish Borders, its use as a matching material is logical here. Providing the fascia of the roof with a finish which blends in with dark red pantile roof of the host dwellinghouse will help reduce the prominence of the flat roof from the key public receptor locations. A condition will control such details. I have no concerns regarding the deck or steps. Provided the materials condition is complied with, the extension should not detract from the appearance of the host building or surrounding area, ensuring compliance with LDP policy PMD2.

Residential Amenity

There are no significant residential amenity concerns. The proposals therefore satisfy LDP policy HD3.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

Recommendation: Approved subject to conditions

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2 The external surfaces of the alterations and extension 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 Planning Authority. Furthermore, the timber fascia of the extension hereby approved shall, upon erection or within one month of erection, be provided with a dark red finish to match the pantile roof of the dwellinghouse, and shall be so retained and maintained thereafter in perpetuity, unless otherwise agreed in writing by the Planning Authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

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