

**SCOTTISH BORDERS COUNCIL**

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

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

**REF :** 19/01018/FUL

**APPLICANT :** Mr Bryan Moore

**AGENT :** R Mitchell Glass Ltd

**DEVELOPMENT :** Erection of porch and replacement boundary fence

**LOCATION:** 4 Lauder Road  
Earlston  
Scottish Borders  
TD4 6EE

**TYPE :** FUL Application

**REASON FOR DELAY:**

---

**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
	Location Plan	Approved
27766(MOORE)PL01	Proposed Plans	Approved

**NUMBER OF REPRESENTATIONS: 0**  
**SUMMARY OF REPRESENTATIONS:**

There are no representations.

**CONSULTATIONS:**

Roads Planning Service: It should be noted that the road and footway adjacent to this property is deemed part of the trunk road network and, as such, the comments of Transport Scotland should be sought. Were the road and footway the responsibility of the Council, I would expect the footway across the frontage of the property to be amended to provide a full upstand to the kerbing rather than the dropped kerbs (appropriate for the vehicular access) which currently exist. Any works within the footway would have to be carried out to the satisfaction of Transport Scotland as Roads Authority. I am also of the opinion that the area to the north of the property will be able to cater for the loss of the private parking space, however this is again a matter for Transport Scotland to comment on as the relevant Roads Authority.

Transport Scotland: No objections.

**PLANNING CONSIDERATIONS AND POLICIES:**

Local Development Plan 2016

PMD2: Quality Standards  
HD3: Protection of Residential Amenity  
IS7: Parking Provision and Standards

Supplementary Planning Guidance:

Placemaking and Design January 2010  
Guidance on Householder Developments July 2006

**Recommendation by** - Julie Hayward (Lead Planning Officer) on 24th October 2019

#### Site and Proposal

The property is a semi-detached, two storey dwellinghouse situated to east of the A68. It fronts onto a spur road off the A68 and backs onto Huntshaw Road.

The property has dry dash walls, UPVC windows and doors and a slate roof. The front curtilage is bound by a dwarf wall, railings, timber fence and black metal gates and there is a vehicular access onto Huntshaw Road and onto the A68 spur. There is a single storey building on the south elevation, formerly the police station, and garages to the rear, which appear to be outwith the ownership of the applicant.

The proposal is to erect a porch onto the front elevation. This would have a Fyfe stone basecourse, dry dash render to the dwarf walls and a white UPVC frame. It would be 3.2m by 3.2m and 8.9m high. A 1.8m timber fence would be erected along the boundaries of the property.

#### Assessment

The proposed porch is large in scale, larger than the average porch would be expected to be, and reads as a conservatory on the front elevation of the property. Normally such a proposal would not be appropriate for a front elevation in such a prominent position. However, the design and materials are considered to be acceptable in this location and the proposal would have a neutral impact on visual amenities.

The proposed porch would not affect the light to the neighbour to the north or result in any direct overlooking. The police station appears vacant but the porch would not affect the light or privacy of occupants of this building.

The proposal is to erect a 1.8m fence around the front boundary. An image has been provided showing the fence around the front garden. This indicates that the fence would be highly prominent in the streetscene and out of keeping with the other boundary treatments for this row of properties, which are predominantly walls and hedges (although there are higher fences on the boundary with side gardens). A lower fence would be more appropriate. The applicant has been requested to lower the fence but wishes the application to be determined as submitted. Rather than refusing the application, and thereby consent for the porch, a condition is recommended that will restrict the fence and gate to 1.2m in height (in keeping with the existing fence) on the road and side boundaries of the front garden, to safeguard visual amenities.

The parking space to the front of the property would be lost but the Roads Planning Service considers the area to the rear to be sufficient for on-site parking. No objections have been received from Transport Scotland.

#### **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 porch hereby permitted shall not be carried out otherwise than in complete accordance with the drawing (Number: 27766(Moore) PL01), materials and specifications approved by the Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details.

- 2 The fence and gate to be erected on the front and side boundaries of the front garden facing the A68 to be no more than 1.2m in height (the fence on the north/side boundary to be no higher than the existing fence).  
Reason: To safeguard visual amenities.

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