

OFFICER'S REPORT

PART III

Reference Number: 06/01745/REM
Site: Disused Sawmill Cowdenknowes Earlston
Proposal: Erection of dwellinghouse with integral garage
Applicant: Fiona McQueen
Agent: Dan-Wood Concept Plus Ltd
Officer: Julie Hayward

Observations by Development Control Officer

This is an application seeking the approval of reserved matters for the erection of a dwellinghouse on the site of a former sawmill at Cowdenknowes, near Earlston. The application site is bounded by the B6356 to the east and by woodland/agricultural land to the north, south and west. The site is currently overgrown and occupied by a number of former sawmill buildings; there are a number of mature trees within the site.

The proposal is to erect a two storey dwellinghouse on the site. This would be located in the south west corner of the site where the sawmill buildings are situated. The dwellinghouse would have three bedrooms and an integral garage. It would be constructed of blockwork with a rendered finish and a slate roof. The mature trees would be retained.

Outline planning permission was granted for a dwellinghouse on this site in January 2004.

The site is situated within the Etrick and Lauderdale Local Plan area. Policy 7 allows the erection of dwellinghouses within or adjacent to a building group. The site is within a National Scenic Area and an Area of Great Landscape Value.

The Director of Technical Services requires that the most easterly junction be stopped up, the westerly junction upgraded, a service lay-by provided and that his visibility splay requirements are met. There are a number of trees along the road boundary that would be affected if the westerly junction is upgraded and so the agent has proposed the formation of a new access with a service lay-by and the blocking up of the existing accesses. A revised site plan drawing showing these amendments has been submitted and the Director of Technical Services no longer objects to the proposal.

No response has been received from Earlston Community Council and no representations have been received in respect of the proposal.

The design of the dwellinghouse and external materials are considered acceptable in this location. The proposed dwellinghouse, access and parking can be accommodated within the site without affecting the mature trees within the site, which are worthy of retention.

These trees will also screen the development and so the proposed house would not be unduly prominent in the landscape.

The nearest residential property is situated to the south east and is some distance away separated by an area of woodland and so the proposal would not affect the residential amenities of occupants of this property.

Recommendation

Approve subject to:

1. The external materials to be agreed by the Planning Authority before the development is commenced.
Reason: To safeguard the visual amenity of the area.
2. The roofing material to be natural slate, or artificial slate of a type to be approved by the Planning Authority.
Reason: To safeguard the visual amenity of the area.
3. The details of all boundary walls and/or fences to be submitted to and approved by the Planning Authority before the development is commenced.
Reason: To safeguard the visual amenity of the area.
4. The existing easterly and westerly accesses with the B6356 to be blocked up and the proposed vehicular access to the site and service lay-by to be completed to the specification of the Planning Authority before the dwellinghouse is occupied.
Reason: In the interests of road safety.
5. The vehicle turning area and two parking spaces to be provided within the site before the dwellinghouse is occupied.
Reason: In the interests of road safety.
6. The existing trees on the site to be protected during the construction period and retained thereafter to the satisfaction of the Planning Authority.
Reason: To safeguard the visual amenity of the area.
7. The vehicular access to the site to be excavated by hand in the vicinity of any tree roots; no roots above 50mm diameter to be cut and any roots exposed during construction not to be left exposed.
Reason: In order to prevent damage to trees within the site.
8. Prior to the surfacing of the access a geotextile membrane shall be placed over the tree root area that is encountered during the construction of the access and a permeable surface shall be laid; details of the geotextile membrane and surface treatment shall be submitted to and approved in writing by the Planning Authority before work on the construction of the access commences.
Reason: In order to prevent damage to trees within the site.

Julie Hayward

7th February 2007