

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

7th SEPTEMBER 2015

APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE

ITEM:	REFERENCE NUMBER: 15/00615/AMC
OFFICER:	Andrew Evans
WARD:	Selkirkshire
PROPOSAL:	Erection of dwellinghouse (approval of matters for all conditions pursuant to planning permission 12/00584/PPP)
SITE:	Land North East Of 22 Beechbank, Selkirk, Scottish Borders
APPLICANT:	Mr Christopher Pyemont
AGENT:	Pyemont Design

SITE DESCRIPTION:

The application site comprises an area of overgrown garden ground on Beechbank, in Selkirk. The site is roughly rectangular in shape, and is flanked by housing on all sides, with the road itself, Beechbank, to the immediate south, with further housing beyond. The site has a frontage onto the public road at Beechbank, but is set below the road level.

The site is long and narrow in character. It is bound by a variety of timber fencing and shrubs.

PROPOSED DEVELOPMENT:

Approval of Matters Specified in Conditions is sought for the erection of a single detached dwellinghouse, pursuant to the single dwelling granted in principle under consent reference 12/00584/PPP.

Amended plans were lodged during the processing of the current application, which seek to address the design concerns raised by the Planning Department. These introduce traditional design detailing in to the proposals.

The submitted drawings indicate a split level building, with a 1½ storey frontage to the road, but taking advantage of the sloping site to create a three storey elevation to the rear.

The building's principal elevation faces the road frontage and contains traditional dormers within the roof. It would be finished in a cream render with a slate roof.

PLANNING HISTORY:

The site is located within the Selkirk Development Boundary. The site has an extensive planning history.

An outline planning application for the erection of a dwellinghouse on the same site was refused by the Eildon Area Committee in August 2007 for the following reasons:

1. *The proposal is contrary to Structure Plan Policy I11, Policies 94 in the Ettrick and Lauderdale Local Plan and Policy Inf4 in the Finalised Local Plan in that the proposals would have a significant negative impact on existing on-street parking provision in a constricted area with associated impacts on vehicular movements along the public road all to the detriment of road user safety.*
2. *The development would also be contrary to Policy 2 of the Ettrick and Lauderdale Local Plan 1995, and Policies G1 and G7 of the Finalised Local Plan 2005 in that the provision of parking spaces in the manner proposed would lead to overdevelopment of the site, adversely affecting the visual amenity of the area.*

A resubmitted application was refused by the Area Committee in 2008. (ref 08/01401/OUT). The applicants appealed this decision, and Planning Permission in Principle was granted by a Scottish Government Reporter in 2009.

A subsequent 2012 application (12/00584/PPP) for renewal of the permission in principle was approved by the Council under delegated powers. The site remains acceptable for Infill development. This application seeks approval of a detailed design and therefore the principle of development is not a matter for consideration at this stage.

REPRESENTATION SUMMARY:

This current application was publicised by means of a notice in the Southern Reporter, a notice on the national planning notification website, and via direct postal notification of the 4 immediate neighbours within the 20m buffer of the application site. Refortification of all neighbours was carried out upon the submission of amended plans.

Objections were received to the application, and these can be viewed in full on the *Public Access* website.

A summary of the matters of relevance raised in these letters of objection and representation would be as follows:

- Object due to impacts on the surrounding area.
- Proposals not in keeping with the rest of Beechbank.
- Traffic and Construction safety - This is a very busy road for children attending the local schools and also a thoroughfare for families taking children to the local Argus Playgroup.
- Parking is at a premium - although the new property has off street parking it looks like there will be around three parking spaces less for the current residents of the street.

- A major amount of excavation is required to allow the lower floor for this property. This may affect the current road that is there, as there is a retaining wall at this plot already.
- The proposal is inappropriate for this small site being out of scale, intrusive and not in keeping with the existing local character.
- It is understood that access for this site was always via Dovecot Park and it is only since the proposed plans for a dwellinghouse has a gate appeared.
- Access to this site via Beechbank looks very difficult with a retaining wall along the length of the site and drop of a couple of feet on the other side.
- The original planning application submitted and accepted by the Scottish Office was for a one bedroom dwellinghouse. This has now changed to a three bedroomed, two and an half storey dwellinghouse.
- Increased traffic generation and implications for road safety
- Impact on adjoining properties, including on grounds of light loss and impact on privacy
- The plans do not appear to show that the neighbouring property has a conservatory
- The dimensions of the property do not appear to correspond with the space available. The plans also do not highlight the height at which the car parking facility will be.
- Concerned that the excavation to facilitate the lower level of this property will have a detrimental effect to the existing road as there is currently a retaining wall which supports this road.
- Parking on this road will also be affected as if this property was to be built then although the property has two spaces for off road parking, it will in essence mean that three parking spaces will be lost in front of property.
- This road is a busy thoroughfare for children and families walking to and from the nearby secondary and primary school and also the local nursery.
- Impact on air quality in conservatory due to the position of the car port which is in line with the windows of neighbouring conservatory.
- The existing wall will not be a suitable strength to withhold another car port.

APPLICANTS' SUPPORTING INFORMATION:

The application is supported by:

- Additional angle assessment plans and sections

- Supporting Planning Statement
- Design and Access Statement

CONSULTATION RESPONSES:

Scottish Borders Council Consultees:

Roads Planning Service:

Final response advises that the amended parking layout addresses previous concern over parking. Providing the following points are incorporated into the design, the RPS will not object to this application;

1. The minimum length clear of the public road available for parking is 11m and the minimum width available for parking is 3m.
2. The gradient of the drive/parking is not steeper than 1 in 12.
3. The drive/parking area is formed in a manner that ensures no surface water or loose material will be discharged onto the public road.
4. The height of any boundary fence or other marker on the road frontage within 2m of either side of the access does not exceed 1m.
5. Any gates are hung so as to open into your property and not out over the footway/verge.
6. The parking spaces are kept accessible and available for a private motor vehicle at all times.

Landscape Architect:

No response received. Consultation expired 29.06.2015.

Statutory Consultees

Selkirk and District Community Council:

Noted the Reporters approval but continues to maintain its view that the proposal is inappropriate for this small site - being out of scale, intrusive, not in keeping with the existing local character and therefore detrimental to the local amenity of the area.

On revised plans, commented as follows:

Noted that the principle of granting planning permission to allow this site to be developed for residential purposes has been sanctioned on appeal by the Government Reporter - however, the scale of the residential proposal for this site remains at issue. In the first instance, it should be appreciated and accepted that this is not a city centre site which presents an architectural challenge for developers to maximise its use and thereby shoehorn an unneighbourly intrusion into the locality.

This is a small site located in an area of low residential scale and should not be developed so intensively as proposed viz. with a house having accommodation on 3 floors – whereby intrusion is imposed upon neighbouring properties and

local amenity. This is a greedy proposal and a lesser scale of dwelling should be insisted upon – with a reduced footprint.

This current application has caused much concern to potential neighbours in the area as they assess the impact which this proposal will make upon their local environment.

For example, the CC, having checked road level plan DRG 649.05 is also concerned that the min privacy distances between the habitable room windows of the existing property (nos.13-14 Beechbank) and the proposed dwelling do not appear to comply with the required Building Standards - and other issues of overlooking have also been expressed.

The insertion of the 2 parking bays as shown - immediately adjacent to the neighbouring property (22 Beechbank) and the very limited open space/garden area remaining further help to emphasise the inadequacy of this site to accommodate the proposed dwelling. This elevated parking stance, as shown on the layout also:

- prejudices the structural condition of the existing mutual boundary wall
- presents a risk of air pollution from exhaust fumes of manoeuvring cars
- Seems unable to provide required sight lines for the safety of passing pedestrians/ school children who will be at risk from emerging vehicles.
- A further cause of concern is the location of the proposed site access – apparently chosen arbitrarily. It is quite apparent from on-site inspection that there has not been any 'pre-existing' access point into this site, which is former garden ground
- There is no footpath along this section of Beechbank
- The stone kerbing and drainage channel remain unaltered
- There is no crossing point.

Therefore, the now existing roadside gate appears to be a recent insertion and implies an attempt by persons unknown to make site access appear available. As a consequence, the plot layout is compromised and has created unnecessary build up and intrusion along the boundary with No 22. A reduced scale of proposal should realign the in-curtilage parking to another less intrusive location.

In conclusion, if it is accepted that the application complies with the Scottish Borders Consolidated Adopted Local Plan policies relating to town cramming, then the proposed siting and design must ensure that the proposal will not affect the residential amenities of occupants of neighbouring properties or the visual amenities of the area.

However, in this regard, the Community Council considers that this application as submitted fails to meet the relevant criteria set out in adopted SBC Development Plan policies relating to Quality Standards and Infill Development. In the absence of an appropriate design therefore, the Community Council urges refusal of this application."

DEVELOPMENT PLAN POLICIES:

SESPlan Strategic Development Plan 2013:

This plan has replaced the structure plan. However no specific policies are relevant to the determination of this current application.

Consolidated Scottish Borders Local Plan 2011:

Policy G1	Quality Standards for New Development
Policy G5	Developer Contributions
Policy G6	Developer Contributions related to Railway Reinstatement
Policy G7	Infill Development
Policy H2	Residential Amenity
Policy NE4	Trees, Woodlands and Hedgerows
Policy Inf4	Parking Provisions and Standards
Policy Inf5	Waste Water Treatment Standards
Policy Inf6	Sustainable Urban Drainage

OTHER PLANNING CONSIDERATIONS:

Adopted SBC Supplementary Planning Guidance (SPG):

- Householder Development
- Development Contributions
- Placemaking and Design

KEY PLANNING ISSUES:

The main determining issues are:

- Whether this is an appropriate form of development for this approved infill site within Selkirk;
- Whether the proposal is acceptable in terms of scale, design and materials;
- The effect of the proposal on the residential amenities of occupants of neighbouring properties;
- Whether adequate access and parking can be achieved;

ASSESSMENT OF APPLICATION:

This application seeks approval of matters specified in conditions in relation to the erection of a single detached dwelling on this site in Selkirk.

Policy Principle and Planning History

The site is located within the Selkirk Development Boundary. The site has an extensive planning history. Planning Permission in Principle first was granted by a Scottish Government Reporter. A subsequent 2012 application for renewal of permission in principle was approved by the Council under delegated powers. The site remains acceptable for Infill development. The principle of development is therefore not a matter for consideration in this application. The current application seeks solely to address the conditions of the Planning Permission in Principle. Addressing these in turn:

Conditions

Condition 1 – Layout, Siting, Design, Appearance, Access and Landscaping

The condition states:

1. *No development shall commence until the details of the layout, siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site have been submitted to and approved in writing by the Planning Authority.*

Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

Placemaking and Design

The application has been revised during processing. The original plans were of a somewhat plain design, gable-end onto the street, not reflecting the best of the surrounding built form. The plans have subsequently been revised. The final set of plans lodged show a more appropriate form of design, reflecting the roof orientation of surrounding buildings. Now proposed is a dormered roof, with the dwelling set in to the hill slope, and incorporating a series of traditional details, such as overhanging eaves, render bands to windows, and a more appropriate pattern of windows on to the roadside elevation.

The application site is sloping, and the actual height of the proposed house, from ground to eaves, and eaves to ridge levels is relatively consistent with adjoining dwellings, particularly the opposite dwellings on the south side of the road on Beechbank. The proposed house would have a very similar roadside elevation to these existing dwellings on Beechbank. Given the sloping nature of the site, the relationship is not unusual, and would not be incongruous in the street scene. The relationship between buildings is discussed further below.

The layout and siting are strongly dictated by the topography and surrounding built form.

Design and Access Statement

The submitted statement sets out that consideration was given to impacts on the existing parking, which was a subject of considerable debate and contention during the previous applications on the site. The parking has been adjusted to meet the Road Planning Service requirements.

Amenity and Privacy

Policy H2 of the adopted Local Plan requires that residential amenity will be protected. Policy H2 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted. The Council has also adopted Supplementary Planning Guidance on Householder Development. This contains criteria on privacy and amenity, and sets out standards in terms of overshadowing and overlooking. However, a degree of flexibility in their application is appropriate to take into account site circumstances and the nature of the proposal. There is an acknowledgement that the extent of privacy and overlooking will vary depending on the location.

Standards are also set in the SPG in terms of the minimum space for garden / amenity ground for new dwellings.

The Scottish Government Reporter, in approving the 2009 application in principle, remarked that even those nearest the appeal site, at 22 Beechbank, would not suffer an undue loss of residential amenity, and pointed out that the loss of distant views was not a matter to which they could attach any weight. Any decision on the detail of the proposal has to acknowledge the permission that exists and the consequential effect of that on adjoining properties.

To enable consideration of the impacts of the proposed detailed design in terms of amenity, and privacy, the final set of revised details lodged on this current application show the angle and distanced of the proposed dwelling from surrounding development. Policy G7 of the Local Plan states that the development should not result in any significant loss of daylight, sunshine or privacy to adjoining properties as a result of overshadowing or overlooking.

In this case, the site occupies a sloping location where the existing higher density pattern of development is such that the majority of houses will have impacts on others to a greater or lesser extent, in terms of both overlooking and daylight impacts. Whilst it is important to mitigate impacts as far as possible, it may not be possible to eliminate them and a balance needs to be drawn with other matters, including wider townscape issues.

The application is accompanied by angle assessments from the windows of the nearest neighbouring dwellings, and information on existing and proposed levels.

The proposed house would have finished floor levels as follows:

168.41	<i>Basement family room / utility</i>
170.89	<i>Ground Level (from roadside)</i>
173.465	<i>Attic bedrooms</i>

Considering the relationships between the proposed building and its neighbours in turn:

House and Conservatory at 22 Beechbank

The neighbouring conservatory at 22 Beechbank is now included in the assessments lodged. From the road level the relationship between the proposed dwelling and the neighbours existing conservatory is not considered an incongruous one. The conservatory has a FFL of 169.54, and would undoubtedly be affected in terms of its direct outlook over the application site. However, the view in this direction is not protected by the planning system. The conservatory would still retain its existing outlooks to the front and rear.

The proposed house would not comply with the SPG standards that would apply to a neighbouring window in the position of this conservatory. However Conservatories and sun rooms are treated differently in comparison to single windows, because they receive light, and have outlook in several directions, not just the direct relationship to the proposed development. The conservatory would still receive light, from its windows not facing the application site, and the impact of the proposed development on it is not considered of such significant harm that it would warrant either further amendment of the plans or the refusal of the current application. The proposed house sits to the north-east of 22 Beechbank, meaning that loss of sunlight, including to its conservatory is not an issue.

It is further noted and brought to Members' attention that the proposed staircase windows on the south west elevation of the proposed house would feature etched obscure glazing. This will prevent any overlooking into the dwelling or conservatory at 22 Beechbank. This can be ensured via the imposition of planning conditions, which will ensure compliance with the requirements of policy H2 and the adopted SPG on Householder Development.

Houses at 11, 12, 13, 14 Beechbank

The Community Council make specific reference to the relationship with the houses at 13/14 Beechbank in their detailed objection to this application.

These dwellings on the opposite side of Beechbank would be 14m from the opposite windows on the Ground floor of the proposed house. The opposing new windows on the proposed dwelling would serve a shower room, and kitchen. The dormer windows in the roof space of the new dwelling would serve a shower room and bedroom. A Velux roof light between the dormers would provide light to the landing at the top of the stair to this level of the proposed house. Only bedroom 3 and the kitchen window below it are "principal rooms" in terms of the SPG criteria.

Whilst the relationship between the proposed dwelling and its neighbour is closer than the 18m prescribed in the SPG for direct window to window overlooking, it is felt that the relationship is appropriate given the surrounding built form, and wider density of development in this part of Selkirk. The relationship in terms of building to building distance would be comparable to the distances found elsewhere further along Beechbank, notably that found between 14a and 22 Beechbank, a point elaborated on in the agents supporting design and access statement.

Houses having a street frontage and the width of the carriageway are defining characteristics of the site surrounding and, again, the consequences of these have to be considered in the context of the reporter's decision to grant planning permission in principle here.

House at 18 Beechbank

The submitted angle assessments include "Window A", which is the nearest window on the first floor of no. 18 Beechbank, an existing semi-detached house, facing the rear elevation of the proposed house. There are further windows on the ground and first floor of this dwelling, at slightly greater distance. Window A is 18.5m from the proposed window on the rear of the application house, and off set from it. The relationship here is acceptable in terms of the guidance in the Householder Development SPG.

Houses at 18, 20, 22, 24, 36, 28, 30, 32, 34 Dovecot Park

The submitted angle assessments also include "Window B", which is the nearest window on the first floor of 24/26 Dovecot Park. There are a range of ground floor, first floor, and roof level dormer windows facing the application site on the back of the Houses at Dovecot Park. The agents drawing showing angle assessments has provided a note of the ground level, floor levels and window levels for the building here.

Applying the standards set out in the Householder Development SPG, the level changes and angles of windows mean that 19m is a minimum distance permitted by the SPG in such a relationship. The proposed window here is 19.5m from the

existing neighbouring window, and is off set relative to it. The relationship here is therefore acceptable in terms of the guidance in the Householder Development SPG.

Garden Space

Section 5.1 of the adopted SPG on Householder Development sets out indicative figures suggesting that a modest family dwelling with three bedrooms might have a private garden area of 70-90 square metres of private amenity space. The space provided (Approximately 80 square metres) to the rear garden, together with space either side of the house, and a modest front garden, is therefore consistent with terms of the SPG requirements for garden space and is not out of character with the surrounding pattern of development.

General amenity issues and conclusions

In terms of garden ground for the proposed dwelling, the proposals would meet the minimum standards set out in the SPG. A dwelling could be erected on this site without an adverse impact on neighbouring amenity, privacy or outlook arising. The application is therefore considered to comply with the adopted SPG on householder development, and with policy H2 of the Consolidated Scottish Borders Local Plan.

Materials

The submitted plans specify a “sandtoft antique slate roof tile”, painted redwood fascia’s, bargeboards, windows and doors,. A pale yellow wet dash render to the walls, with a brown/red coloured precast to the window and door surrounds are proposed. The car park area would feature porous pavers.

Given the proposed roofing material contains both the words “slate” and “tile” in its description, it would be prudent for a sample of the roofing material to be submitted to and agreed by the planning authority. These materials are otherwise considered acceptable. A planning condition will require the roof material sample, and required conformity in terms of the other materials, to ensure compliance with the materials requirements of policies G1 and G7 of the Consolidated Scottish Borders Local Plan (2011).

Landscaping

The submitted landscaping plan shows 3 new trees to the garden of the dwelling. A Weeping Ash, a Rowan and a Gean are proposed. The parking bays at the side of the house lead on to the footpath and ramp at the front of the house. Given the limited size of the plot, the landscaping to be carried out is relatively straightforward. The surfaces save for the previously mentioned trees; will be given over to grass and porous pavers at the paths and parking areas. This is all acceptable. Planning Condition 6 of the PPP approval covered implementation of the landscaping, and is discussed further in this report below.

Conditions 2 & 3 - Timescales

These conditions stated:

- 2. Application for approval of matters specified in the conditions set out in this decision shall be made to the Planning Authority before whichever is the latest of the following:*

*(a) the expiration of three years from the date of this permission, or
(b) the expiration of six months from the date on which an earlier
application for approval of matters specified in the conditions set out in
this decision notice was refused or dismissed following an appeal.*

*Only one application may be submitted under paragraph (b) of this
condition, where such an application is made later than three years after the
date of this consent.*

*Reason: To achieve a satisfactory form of development, and to comply with
the requirements of Section 59 of the Town and Country Planning (Scotland)
Act 1997, as amended by the Planning etc. (Scotland) Act 2006.*

*3. No development shall commence until all matters specified in conditions
have, where required, been submitted to and approved in writing by the
Planning Authority. Thereafter the development shall only take place
except in strict accordance with the details so approved.*

*Reason: To achieve a satisfactory form of development, and to comply with
the requirements of Section 59 of the Town and Country Planning (Scotland)
Act 1997, as amended by the Planning etc. (Scotland) Act 2006.*

No further submissions are required in relation to the above timescale conditions.

Condition 4 - Parking and Road Safety

The condition states:

*4. The details submitted in accordance with condition 1 above shall make
provision for two parking spaces, in tandem arrangement, within the site
and the spaced shall be retained for car parking purposes thereafter.*

Reason: In the interests of highway safety.

Policy G7 of the Local Plan requires that adequate access and servicing can be achieved. Policy Inf4 of the Local Plan requires that car parking should be provided in accordance with the Councils adopted standards.

As noted above, the application is supported by a design and access statement. This sets out that the parking meets the normal requirements. A nose to tail parking arrangement as is proposed minimises the loss of the ability for on street parking.

Vehicular access to the site would be from Beechbank and the submitted proposals indicate a single-width drive to the south-west of the site, providing off-street parking for two cars.

The Roads Planning Service (RPS) was consulted on the revised details lodged with the application. The Roads Officer advises that the amended parking layout addresses previous concern over parking. Provided the noted points of the RPS are incorporated into the design, the RPS will not object to this application. Subject to the identified conditions, the proposals are considered to comply with policy INF4 of the Consolidated Scottish Borders Local Plan.

Condition 5 - Water Supply, Foul and Surface Drainage

The condition states:

5. *No development shall commence until details of the means of water supply and of both surface water and foul drainage have been submitted to and approved in writing by the planning authority and the development shall thereafter proceed in accordance with the approved details.*

Reason: To ensure that the site is adequately serviced.

In terms of drainage issues, it is noted that applicant proposes to connect to the public sewer. This proposal would be subject to separate consent from Scottish Water. The application is accompanied by a letter from Scottish Water to the applicant, dated 19th Feb 2015, confirming that confirms that there is sufficient capacity in both the water supply network, and the wastewater treatment works to service the demands from this development. The requirements of the planning condition are therefore satisfied, and the servicing requirements of policy G1 are met.

Condition 6 – Landscaping (Implementation)

The condition states:

6. *The landscaping scheme approved pursuant to condition 1 above shall be implemented in accordance with the approved details in the first available planting season following the completion of the development.*

Reason: In the interests of visual amenity.

This condition related to implementation of the landscaping details in condition 1, and no action is required at this time.

Development Contributions

Policy G5, on development contributions applies to new housing proposals. As this is an AMC submission no issues arise, development contributions having been dealt with at the PPP stage.

Other Matters Raised in Representations and Objections

This is an application for approval of the details lodged pursuant to the conditions of the outline conditions. The principle of the development is established and many of the consequences of development here are established also. A series of objection letters have been lodged to the application from neighbours, who remain opposed, in principle, and in detail to the development proposed on this site. Turning to the outstanding detailed objections, not already addressed in the consideration of the above noted conditions:

Retaining Walls

Objection was received on the basis that “The development prejudices the structural condition of the existing mutual boundary wall”. As noted above, the current application only relates to the detail of the proposed development. The principle of a house on this site has been accepted. It will be for the agent, through the relevant Roads Planning and Building Standards processes, to ensure the stability of the road.

Air Pollution

Objection was received on the basis that “The proposed development presents a risk of air pollution from exhaust fumes of manoeuvring cars”. The manoeuvring cars would be at the neighbouring parking area to the objectors conservatory. The proposed relationship is not at all an unusual one. The level of emission from even 2 cars parked on a neighbouring driveway do not amount to a justifiable reason to refuse these proposals, or to seek further amendment of the proposals to accommodate such a complaint.

Access

Objectors query whether the applicant has the legal right to access the land. This is not material to the issue at hand. In terms of access, the application makes suitable arrangements for provision of pedestrian and vehicular access to the site. Separate to the planning process, the applicant has to establish for himself that he has acquired all necessary legal rights to undertake his development.

CONCLUSION:

It is considered that the proposal would be in keeping with the established use of the area and would not negatively impact upon the character or the appearance of the surrounding residential area. It is considered that the proposal would not have a detrimental impact on the residential amenities of occupiers of neighbouring properties, to a level warranting refusal of the proposals.

RECOMMENDATION BY CHIEF PLANNING OFFICER:

I recommend the application is approved subject to the undernoted conditions and informatives.

DRAWING NUMBERS

Fence detail	649.01
Location & Landscape Plan	649.02
Elevations	649.05 – AMENDED
Privacy Sunlight & Amenity	649.06

Conditions

1. Except where amended by conditions of this consent, the proposed development is not to be carried out other than in complete conformity with the plans and elevations approved by the Planning Authority.
Reason: To maintain effective control over the development.
2. The windows highlighted in blue on the approved elevations are to be constructed with etched obscured glazing to a specification first submitted to and approved in writing by the Planning Authority. Thereafter the development is to be completed in accordance with the approved details, and maintained as such in perpetuity. Any future replacement of the windows of this dwelling it to make provision for obscured glazing to these windows of an equivalent opacity and opening mechanism to those units being replaced.
Reason: In the interests of neighbouring amenity and privacy.

3. Prior to the commencement of development, a sample of the roofing material is to be submitted to and approved in writing by the planning authority. In all other regards, the development is to be completed in accordance with the specified materials, unless alternative details are first submitted to and approved in writing by the Planning Authority.

Reason: To maintain effective control over the development, and to ensure use of a suitable roofing material.

4. The development is to be carried out in compliance with the undernoted requirements, and completed in accordance with these requirements prior to the occupation of the dwelling:

- i. The minimum length clear of the public road available for parking is 11m and the minimum width available for parking is to be 3m.
- ii. The gradient of the drive/parking is not to be steeper than 1 in 12.
- iii. The drive/parking area is to be formed in a manner that ensures no surface water or loose material will be discharged onto the public road.
- iv. The height of any boundary fence or other marker on the road frontage within 2m of either side of the access is not to exceed 1m.
- v. Any gates are hung so as to open into your property and not out over the footway/verge.
- vi. The parking spaces are kept accessible and available for a private motor vehicle at all times.

Reason: In the interests of road safety on Beechbank, and at its junction with Dovecot Park.

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

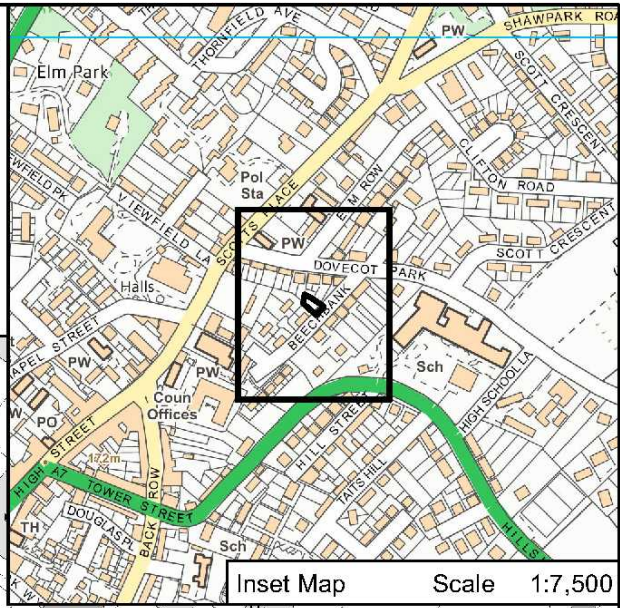
The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

Author(s)

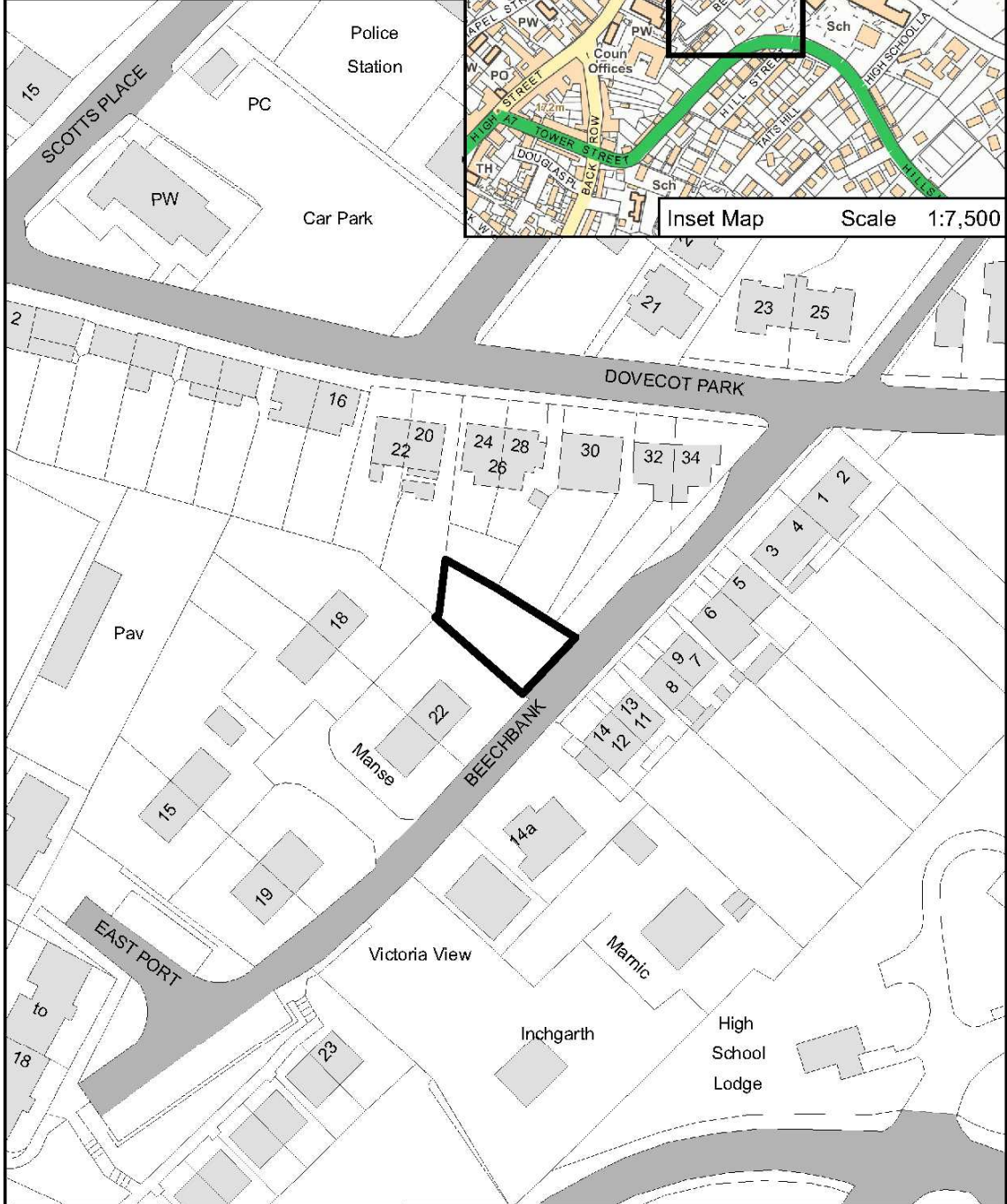
Name	Designation
Andrew Evans	Planning Officer (Development Management)



15/00615/AMC
 Land North East Of 22
 Beechbank
 Selkirk



Inset Map Scale 1:7,500



Scale 1:1,000

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