



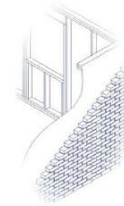
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Appeal to Local Review Body

Mr & Mrs D. Tully
19 Myrescroft Road
Ancrum
Jedburgh
TD8 6XD

Grounds of Appeal - Proposed Dormer Extension at 19 Myrescroft Road, Ancrum, Jedburgh, TD8 6XD Planning Reference - 20/00537/FUL

See enclosed information -

Existing Layouts	(20-693-PL-1001)
Location Plan	(20-693-PL-1002)
Proposed Layout	(20-693-PL-2001)
Photographs	

This appeal is submitted against the decision to refuse planning permission for a dormer extension to provide an additional bedroom with ensuite facilities.

The property within the application is part of a former local authority development at Myrescroft to the south of Ancrum village, deemed to be constructed around the 1960's extending the size of the village itself. The houses are traditionally built with pitched tiled roofs and rendered brick/block to the external walls. The housing in the development comprise of various designs, with the houses on the North side of Myrescroft Road forming a similar style of housing in terraced blocks of three or four properties. 19 Myrescroft Road is located on the end terrace to the Easternmost end of the street, with the adjoining properties staggered to suit the road/garden layout.

The house itself is modest sized, comprising a lounge/dining room, kitchen, two bedrooms and bathroom. The property is full two-storey to the rear but the front roof extends down to eaves height at ground floor. The room space in this section of roof is not currently suitable for habitation, but provides a large attic storage area.

This design of house is prevalent throughout the Borders, and personally I have prepared extension drawings of a similar nature in Hawick, Denholm and also in Ancrum itself. All the owners have expressed the same consideration that the space in the attic would be better served to provide increased room space, effectively providing a family sized house.

Mr & Mrs Tully expressed an interest in increasing the size of the dormer from the layouts I had previously prepared, to include ensuite facilities to the new bedroom, utilising the remaining attic space over the ground floor bathroom. The increase in floor area maximises the potential of the house and ensures that the family space now available should serve them now and well into the future.

The application was submitted for the larger dormer, on the understanding it may meet resistance from the planning department given the only other dormer extension in the street was a smaller single room proposal, which is how the application transpired. However during the course of our application it was brought to our attention that full length dormers on similar style houses in St. Boswells had previously been approved and constructed.

This new information, including photographs, was forwarded to the planning officer (Brett Taylor) and his team leader (Carlos Clarke), but found no favour and the application was refused on the opinion that the proposals would be visually unsympathetic and dominant on the property. This same opinion does not appear to have been a consideration on the applications within St. Boswells.

In support, we have attached photographs of the various properties in St. Boswells that have had previous planning permission granted, and name them individually here, complete with planning references.

1 Lessunden Park, St. Boswells, TD6 0BN	-	Planning reference 04/00544/FUL (full length dormer)
3 Lessunden Park, St. Boswells, TD6 0BN	-	Planning reference 03/00209/FUL (half-length dormer)
13 Thoartergate, St. Boswells, TD6 0BL	-	Planning reference 02/01412/FUL (full length dormer)
11 Thoartergate, St. Boswells, TD6 0BL	-	Planning reference 15/01461/FUL (full length dormer)
7 Thoartergate, St. Boswells, TD6 0BL	-	Planning reference 04/00313/FUL (half-length dormer)
1 Thoartergate, St. Boswells, TD6 0BL	-	Planning reference 95/01606/FUL (half-length dormer)

The proposal for 11 Thoartergate has not been constructed, but was the last of the proposed extensions to gain approval in 2015. Although our proposal is in a different village, we feel a substantial precedence has been set with the prior approval of these houses. It is also noted that the principal planning officer who signed off on the application for 11 Thoartergate was the aforementioned Mr Clarke.

While the planning refusal states that the dormer would be dominant, it is noted that the houses on the South side of Myrescroft are full two-storey houses, so adding the increased height should be no less dominating than a the full height housing opposite. We are also of the opinion that the full length dormer is visually more acceptable than the half-length proposal, with a good representation on the photograph of 1 & 3 Lessunden Park, where comparisons can be made. The applicant is mindful that they do not want to alter their house that makes it look unattractive or unappealing.

During the course of the application, there were no objections or comments from any consultations or notifications. The proposals do not have any privacy or daylight concerns, so is not harming the amenity of the surrounding properties. It feels like the refusal has basically come down to personal opinion on what looks acceptable.

The applicants have also noted that a couple of other households in the street have expressed an interest in this application, with a view to applying for something similar. Both suggested they may need to move as the houses are just too small for family needs, and what we are proposing would make a massive difference to the house.

Notwithstanding the visual look of the proposals, the increased facilities afforded to the property are of paramount importance to the applicant. With little other option to increase the size of their house, this provides the family sized accommodation that is needed to meet modern living standards, which we would hope gain favour for this appeal.

Stuart Patterson
On behalf of Mr & Mrs Tully.

Existing Photographs – 19 Myrescroft Road, Ancrum



Front Elevation



Side Elevation

**Existing Photographs at
Lessunden Park/Thoartergate, St. Boswells**



1 Lessunden Park, St. Boswells



1 & 3 Lessunden Park, St. Boswells



13 Thoartergate, St. Boswells



7 - 13 Thoartergate, St. Boswells



7 - 13 Thoartergate, St. Boswells
(viewed from South-West)