

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 20/00537/FUL

APPLICANT : Mr & Mrs D Tully

AGENT : Stuart Patterson Building & Timber Frame Design

DEVELOPMENT : Formation of dormer

LOCATION: 19 Myrescroft Road
Ancrum
Jedburgh
Scottish Borders
TD8 6XD

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
20-693-1002	Location Plan	Refused
20-693-PL-1001	Existing Plans	Refused
20-693-PL-2001	Proposed Plans	Refused

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

No representations have been received and no consultations were undertaken.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Council Local Development Plan 2016

PMD2: Quality Standards;
HD3: Protection of Residential Amenity.

Supplementary Planning Guidance:

Placemaking and Design 2010; Guidance on Householder Development 2006

Recommendation by - Brett Taylor (Planning Officer) on 9th October 2020

Site

The site is an one and a half storey end terraced two dwellinghouse located on northern side of Myrescroft Road near to its junction with B 6400. The surrounding area is residential. It is not listed and is not located within the conservation area.

Proposed development

The proposal is for the installation of a flat roofed double width dormer window to the front (south) elevation to provide an additional bedroom with an en suite accommodation. The existing chimney would be removed to facilitate the proposal. The dormer would measure 7.0m in width and would be 2.4m in height. It has been designed to sit 0.2m from roof edge. The proposed external finish will include dark grey PVC/GRP membrane for the roof, with horizontal timber lining for the dormer walls.

Planning history

No relevant planning history.

Assessment

Siting and Design and Impact on Visual Amenities.

Policy PMD2 of the Local Development Plan requires all development to be of high quality to ensure that extensions and alterations are appropriate to an existing building.

The proposal is to install a double width dormer window onto the front elevation of the property. It is considered that the proposed development would be a visually unsympathetic and dominant feature of the dwelling which itself is sited in a prominent position within the streetscene. The dormer would have a strong horizontal emphasis with its width almost taking the entire roof elevation. Our Placemaking and Design SPG generally suggests that double width dormers should normally be avoided. Whilst there are properties within Ancrum that have front dormer windows they are smaller in scale and form in relation to their respective properties. The applicants were advised to consider an alternative approach for the dormer design - one more appropriate for the property in terms reducing its width and dominance, however they wish to maintain the current proposal.

The applicants have noted that previous applications for large front dormer windows were granted planning permission in St Boswells. However, these were granted permission back in 2002 and 2004 prior to the current Local Development Plan 2016 in which policy PMD2 requires extensions and alterations are appropriate to the existing building. They are not within the context of this site, and it is not reasonable to attribute significant weight to them in this case. Overall, I consider the current proposals to be contrary to this policy given they are visually obtrusive and unsympathetic and the context in this case does not justify the visual impact (and potential precedent) that would result.

Impact on Residential Amenities

Policy HD3 aims to protect the amenity of neighbouring residential properties against inappropriate development that would result in the loss of amenity and privacy.

I have considered the impact of the development on the neighbouring amenity of surrounding residential properties and the proposal will not cause any detrimental levels of loss of light, sunlight, outlook and privacy. The proposal is considered to comply with Policy HD3.

To conclude, the dormer forms a prominent and inappropriate form of development on this section of Myrescroft Road and is contrary to Policy PMD2 in respect of visual amenity. It is therefore recommended that the planning application be refused.

REASON FOR DECISION :

The development would be contrary to Policy PMD2 of the Scottish Borders Local Development Plan 2016 in that it would have a visually unsympathetic and dominant impact on the dwellinghouse and have an adverse impact on the character and appearance of the surrounding area. This conflict is not overcome by other material considerations.

Recommendation: Refused

- 1 The development would be contrary to Policy PMD2 of the Scottish Borders Local Development Plan 2016 in that it would have a visually unsympathetic and dominant impact on the dwellinghouse and have an adverse impact on the character and appearance of the surrounding area. This conflict is not overcome by other material considerations.

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