

## OFFICER'S REPORT

### PART III

Reference: 06/02062/FUL  
Site: Eddington Smiddy Chirnside  
Proposal: Erection of dwellhouse and detached double garage  
Applicant: Moreton Developments Scotland Ltd  
Agent: Aitchison Building Design Ltd  
Officer: A Maclean

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#### Observations by Development Control Officer

There is a history of consents on this site of which this is the latest.

The proposal has been amended in line with concerns raised by the Community Council and the department regarding the garage position. Height has also been lowered and additional planting is being undertaken. The house will have a slated roof.

The appropriate schools contribution has now been received.

Approve Part 3 May 2007 subject to the following conditions

1. The roofing material to be natural slate.  
Reason: To safeguard the visual amenity of the area.
2. Sample panels of the external wall finish to be prepared on site for prior approval by the Planning Authority.  
Reason: To safeguard the visual amenities of the area.
3. The planting proposals detailed on the approved plan to be implemented in the first planting season following the commencement of construction works.  
Reason: To maintain and enhance the visual amenities of the area.
4. No development shall take place [within the area indicated on the approved plan] until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.  
Reason: To safeguard a site of archaeological interest.
5. The vehicular access to the site and the 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.

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A Maclean  
Development Control Officer

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Date 12.04.2007