

FULL PLANNING CONSENT

REF R127/94

BORDERS REGIONAL COUNCIL

Town and Country Planning (Scotland) Act 1972

To Mr & Mrs C McIntee per Oregon Timber Frame Homes Station Yard Jedburgh

With reference to your application registered on 28th April 1994 for full planning permission under the above-mentioned Act for the following development, viz:-

Erection of dwellinghouse

at

Behind Carnlea Off Main Street Heiton Kelso

the Borders Regional Council in exercise of their powers under the above-mentioned Act hereby grant planning permission for the said development in accordance with the plan(s) docketted hereto and the particulars given in the application, subject however to the following condition, viz:-

- (1) that the development to which this permission relates must be begun within five years from the date of this permission.

The foregoing condition is imposed by the Council for the following reason:-

- (1) to comply with section 38 of the Town and Country Planning (Scotland) Act 1972

Dated 20th June 1994

Regional Headquarters  
Newtown St Boswells  
MELROSE TD6 0SA



Director of Planning and Development

THIS PERMISSION DOES NOT CARRY WITH IT ANY NECESSARY CONSENT OR APPROVAL TO THE PROPOSED DEVELOPMENT UNDER THE BUILDING REGULATIONS OR OTHER STATUTORY ENACTMENTS

06/R127/94

OBSERVATIONS BY DEVELOPMENT CONTROL OFFICER - Miss L Adams

Erection of dwellinghouse, Behind Carnlea, Off Main Street, Heiton

1. This is an application for full permission for the erection of a dwellinghouse in an area to the rear of the Main Street in Heiton. The site is served by a narrow access road which currently serves four other properties in this area. The site itself was originally occupied by a wooden style chalet, which was demolished to make way for the bungalow which is the subject of this application. There is a similar wooden chalet directly opposite the site which is used for permanent residential use.
2. With regard to consultees, Councillor Jack, the Director of Water and Drainage, and Roxburgh District Council have no objections to the application. However the Director of Roads and Transportation has objected to the application on the grounds of access. The visibility from the access onto the Main Street, (an A Class road), is seriously restricted by hedges on either side. The width of the access at the junction is only 3.6m, and thus a car waiting to turn out onto the Main Street will prevent any other car from entering the access road. There have been no other objections to the proposal.
3. The bungalow is located on an infill site which has already demonstrated its ability to accommodate a house when used for the chalet. The design of the bungalow is acceptable, and has been laid out to respect the privacy of the existing houses. The determining issue with this application is that of the access road. While I share some of the concern of the Director of Roads and Transportation, I believe that this application is not creating a worse situation to that which existed when the original chalet was in use. Therefore I do not believe that there are sufficient grounds upon which to justify refusal of the application.

Recommendation by Director of Planning and Development

4. I would recommend approval of this application.