

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 21/00074/FUL

APPLICANT : Mr Ehsan Alanizi

AGENT : Stuart Patterson Building & Timber Frame Design

DEVELOPMENT : Alterations and extension to dwellinghouse

LOCATION: Whinfield
Chesters Brae
Chesters
Hawick
Scottish Borders
TD9 8TQ

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
21-714-4002	Location Plan	Refused
21-714-1001	Existing Layout	Refused
21-714-1002	Proposed Plans	Refused
21-714-2001	Proposed Plans	Refused
21-714-2003	Proposed Elevations	Refused
21-714-4001	Proposed Site Plan	Refused
214-714-3002	Proposed Sections	Refused

NUMBER OF REPRESENTATIONS: 2

SUMMARY OF REPRESENTATIONS:

Two comments from neighbours have been received, supporting the development on the following grounds;

- o Existing extension is out of keeping with the appearance of the house
- o Proposal is set back from the road and contained by planting behind.
- o Mixture of house designed in surrounding area
- o Development is an improvement on the existing building

PLANNING CONSIDERATIONS AND POLICIES:

In determining the application, the following policies and guidance were taken into consideration:

Scottish Borders Local Development Plan (2016)

PMD2 - Quality standards

HD3 - Protection of residential amenity

EP5 - Special Landscape Areas

Supplementary Planning Guidance

Householder Development (incorporating Privacy and Sunlight Guide) (2006)
Local Landscape Designations (2012)
Placemaking and Design (2010)

Recommendation by - Scott Shearer (Planning Officer) on 31st August 2021

In determining the application, the following factors were considered:

Visual Impact

The existing property is a traditional single storey bungalow set under slate roof with stone clad walls. A flat roofed extension has been added to the side of the dwelling. The house is set in spacious grounds, set back from the road at Chesters Brae. Consent is sought for an upper floor extension which includes wall head dormers and a full gable extension at the side of the house (in place of the existing flat roofed extension) which includes a glazed balcony to the front.

The house is not listed and nor is it located within a conservation area. The property is one of several which overlook Chesters Brae. It is clear that there is a range of traditional and more suburban styles ranging from bungalows to larger 1 ½ to 2 storey properties.

The elevation plans include a red dashed outline of the existing building against the proposed extensions. It is clear that this development increases the height and overall scale of the accommodation at this site. The existing building appears to be one of the older buildings towards the eastern edge of Chesters. The proposal transforms the accommodation at the site from a modestly scaled dwelling with subordinate extension to a large dwelling with a heavy gable extension which includes horizontally proportioned window and door openings. The development dwarfs the scale and mass of the existing building which along with the suburban detailing of the fronting gable erodes its traditional character which contributes to the rural setting towards the eastern edge of Chesters Brae.

There is clearly scope to extend this dwellinghouse, however the size of the proposed development fails to be appropriate to the scale, mass and height of the existing building which contravenes criteria i) of Policy PMD2. The resultant increase in the scale and mass of the development at this site and in particular the bulky appearance of the gable projection and its fenestration do not respect the site's sense of place or its contribution to the rural character of the surrounding area which contravenes criteria h) and k) of policy PMD2.

The site is located within the Teviot Valleys Special Landscape Area. Although concerns have been raised about the detrimental impact of the development on the character of the surrounding area, these concerns are conceded to be of a localised nature and do not cause any significant harm to the underlying qualities of the Teviot Valleys SLA. The proposed development does not conflict with Policy EP5 of the LDP.

Daylight, sunlight and outlook

Neighbouring properties are located either side of the site (to the east and west). The presence of boundary planting between the site and Souden View to the east and the distance of the development from Dean Cottage to the west ensures the development will not affect access to daylight or sun light.

The main outlook of properties at Chesters Brae is to the South. The proposal does not affect outward views of neighbours in this direction with the mitigating factors noted above avoiding the development to affect outlook from other directions.

Privacy

The proposal is located far enough away from Dean Cottage to avoid causing any overlooking from bedroom windows at upper floor level on the west elevation of the development. The intervening boundary planting to the east guards against any overlooking to Souden View.

REASON FOR DECISION :

The proposal would be contrary to criteria h), i) and k) of Policy PMD2 of the Local Development Plan 2016 in that the scale, massing and height of the proposed extension is not appropriate to the existing building and does not respect its sense of place or contribution to the character and appearance of the rural area.

Recommendation: Refused

- 1 The proposal would be contrary to criteria h), i) and k) of Policy PMD2 of the Local Development Plan 2016 in that the scale, massing and height of the proposed extension is not appropriate to the existing building and does not respect its sense of place or contribution to the character and appearance of the rural area.

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