

SCOTTISH BORDERS COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE

APPLICATION FOR PLANNING PERMISSION

REF : 00/00831/FUL  
APPLICANT : Mr & Mrs C Vose  
AGENT :  
DEVELOPMENT : Erection of conservatory  
LOCATION : Souden View Chesters Brae Southdean  
Chesters  
Hawick  
Roxburghshire  
TD9 8TQ

TYPE : Full Application

Observations by Development Control Officer - Craig Miller

I have carefully looked at the impact this conservatory would have on the adjoining neighbour, and have concluded that it will be not so severe as to warrant refusal or amendment. Although coming within 2.8m of the mutual boundary, the boundary is currently well screened in the form of mixed trees and shrubs, most of them evergreen. This vegetation is within the ownership of the objector and will not be reduced as a result of the construction of the conservatory.

Nevertheless, the applicant is prepared to fill the only gap in the vegetation on his side, and subject to a condition to that effect, the application would be acceptable. The design and materials for the conservatory are in keeping with the modern architecture of the house.

Recommendation

It is recommended that the application be approved subject to the following condition(s) :-

Additional evergreen planting of a species and number to be agreed with the Planning Authority, to be carried out between the proposed conservatory and the adjoining boundary within 6 months of completion of the conservatory.

Reason: To retain the amenity of adjoining residential property.

DELEGATED PROCEDURE

It is considered that this application can be determined in accordance with the procedure for delegation to the Chairman, the Local Member and the Head of Development Control.

(Local Member) 19/12/00 (Date)

(Chairman) 11/08/00 (Date)