

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO THE HEAD OF PLANNING
AND REGULATORY SERVICES**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 12/01260/FUL
APPLICANT : Mr Graeme Aitchison
AGENT : Aitken Turnbull Architects Ltd
DEVELOPMENT : Extension to dwellinghouse
LOCATION: Lochton Farmhouse
Coldstream
Scottish Borders
TD12 4NH
TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

| Plan Ref | Plan Type | Plan Status |
|--------------------|---------------------|--------------------|
| AT2082/LOC/01 | Location Plan | Approved |
| AT2082/EXIST/01 | Existing Elevations | Approved |
| AT2082/SKETCH/01 a | Elevations | Approved |
| 3D IMAGES | Other | Approved |

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

CONSULTATIONS

Archaeologist: No implications

REPRESENTATIONS

None received.

PLANNING CONSIDERATIONS AND POLICIES:

Consolidated Local Plan 2011

Policy G1
Policy H2

Consolidated Structure Plan 2009

Policy N20

Recommendation by - Barry Fotheringham (Principal Planning Officer) on 6th December 2012

This brief report relates to a full planning application for the erection of an extension on the north east elevation of Lochton Farmhouse near the village of Birgham. The application site is a traditionally built two storey farmhouse located approximately 1.5km west of Birgham. It is situated on the west side of the farm access track, opposite the farm steading and to the south of a row of farm cottages. The existing building is finished using natural stone, timber sash and case windows and traditional slate roof.

It is proposed to remove the existing porch over the rear door to the farmhouse and erect an orangery and boot room. The proposed extension would measure approximately 4.5m by 8m and would be finished using natural stone to match existing, timber double glazed windows to match existing, lead grey 'sarnafill' flat roof with cupola over the orangery. Doors would be timber glazed panel doors. All external joinery work (fascias and bargeboards) will be stained, colour to be agreed.

The proposed extension would be of a scale, mass height and material appropriate to its surroundings and appropriate to the host building. It is a relatively large extension but as the existing farmhouse is a substantial building situated in a large area of domestic garden ground, it would not represent over development of the site or the original building. The application site is located approximately 120m south of the nearest residential building and will not have an unacceptable adverse effect on the residential amenity of the neighbouring property.

The Council's archaeologist confirms that there are no archaeological implications associated with this site.

REASON FOR DECISION :

The proposed extension is of a scale, mass, height and material appropriate to its surroundings and the host dwelling. It will not impact on neighbouring dwellings and will be consistent with development plan policies covering design, quality standards and the protection of residential amenity.

Recommendation: Approved subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 3 The external surfaces of the development hereby permitted shall be completed in the materials shown on the plan hereby approved, and no other materials shall be used without the prior written consent of the Local Planning Authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 4 No development shall commence until the precise paint colour or stain of all external joinery work is submitted to and approved in writing by the local planning authority and thereafter, no development shall take place except in strict accordance with those details.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

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

