

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 21/01012/FUL

APPLICANT : Mr Conrad Campbell

AGENT : A McGill Architectural Services

DEVELOPMENT : Erection of summer house and formation of off street parking (retrospective)

LOCATION: 2 Winston Road
Galashiels
Scottish Borders
TD1 2EH

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
LOC-01 16.06.21	Location Plan	Refused
PL-01 16.06.21	Proposed Plans & Elevations	Refused
	Photos	Refused

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

Consultations

Roads Planning Service: No objections, subject to conditions requiring a standard footway crossing (to DC10), implementation as per the submitted plan, and retaining the parking spaces clear of obstruction

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD2, HD3, IS9

SPG Guidance on Householder Development 2006

Recommendation by - Carlos Clarke (Lead Planning Officer) on 28th July 2021

This application seeks retrospective consent for a summerhouse, hardstandings (including parking area), and fencing within and around the front and side garden of a ground floor flatted property. The property is located west of Winston Road, alongside its junction with Kenilworth Avenue.

Visual impact

The fence and hardstandings are, on balance, all acceptable as regards visual impact.

The summerhouse is not objectionable in itself as regards its scale, form, design and materials. However, it is sited within the exposed side garden of the property, and sits prominently beyond the front elevation of the existing dwellings. It is a building that is most suited to a discrete rear or side garden location, not one which occupies such a visually prominent and obtrusive position beyond a roadside building line, as in this case. It is clearly visible on both approaches along Winston Road. The visual impact of the proposal is adverse in this prominent location, and this cannot reasonably be mitigated by screening or alterations to the building. Ultimately, I am unable to conclude it will comply with either Policy PMD2 or HD3 by virtue of its siting. I recognise the potential implications for the applicant of refusing the application, since it is retrospective. However, I am unable to determine any other material considerations as being sufficient to overcome the visual harm arising from this part of the proposed development.

Neighbouring amenity

The proposals will not undermine neighbouring amenity as regards privacy, daylight, sunlight or outlook loss

Surface water drainage

Reference is made in the submission to surface water run-off to a gravel strip within the garden, and rainwater from the summerhouse to the mains. Run-off within the garden is acceptable. Any connection to the mains that requires Scottish Water approval is a matter for the applicant

Road safety

As noted above, the RPS is content subject to conditions requiring a dropped kerb to their DC10 specification and provision and safeguarding of the parking area as per the submitted plan. If approved, conditions can be applied to cover the issues required by the RPS.

REASON FOR DECISION :

The summerhouse is contrary to Policies PMD2 and HD3 of the Local Development Plan 2016 in that it occupies a prominent and obtrusive location, and its siting has an unacceptable adverse visual impact on the character of the area. There are no other material considerations that are sufficient to overcome the adverse visual impact resulting from this part of the proposed development

Recommendation: Refused

- 1 The summerhouse is contrary to Policies PMD2 and HD3 of the Local Development Plan 2016 in that it occupies a prominent and obtrusive location, and its siting has an unacceptable adverse visual impact on the character of the area. There are no other material considerations that are sufficient to overcome the adverse visual impact resulting from this part of the proposed development

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