

**SCOTTISH BORDERS COUNCIL**

**APPLICATION FOR PLANNING PERMISSION TO BE DETERMINED UNDER POWERS  
DELEGATED TO THE HEAD OF PLANNING AND BUILDING STANDARDS**

**PART III REPORT**

**REF :** 07/01207/FUL  
**APPLICANT :** Northern Southern  
**AGENT :** Edwin Thompson  
**DEVELOPMENT :** Erection of dwellinghouse with integral double garage  
**LOCATION:** Plot 1 Land South East Of Steading Buildings Greystonelees  
Farm  
Burnmouth  
Scottish Borders  
**TYPE :** FUL Application

**Observations by Development Control Officer - Mr Alasdair Maclean**

This is a detailed application for the erection of a single dwelling on one of the plots being developed at Greystonelees Steading near Burnmouth. The design approach is compatible with the style of the other units currently under construction. It has a slated roof with rendered walls and takes its orientation from the alignment of the road to Catchapenny. It is though set back from the road edge on elevated land basically close to the siting of the original cottages which were on the plot. Changes in level are though taken into account in a split level treatment to the design.

The general arrangement is compatible with the pattern of building nearby and there is no intrusion on the amenity of neighbouring properties in terms of the Householder SPG. No problems have been raised in connection with access and there have been no individual concerns.

It is considered the application is an appropriate treatment for the site and that approval can be recommended.

*Recommended:*

- 1 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.
- 2 The external surfaces of the development hereby approved shall be of materials indicated on the submitted application form, 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.
- 3 Sample panels of the external wall finish to be prepared on site for prior approval by the Planning Authority.  
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 4 No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Local Planning Authority, and shall include (as appropriate):

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- i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
  - ii. location of new trees, shrubs, hedges and grassed areas
  - iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
  - iv. programme for completion and subsequent maintenance.
- Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

- 5 Details of all proposed means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before work on the site is commenced.  
Reason: To enable the proper effective assimilation of the development into its wider surroundings.
- 6 The area allocated for parking on the submitted plan shall be properly consolidated, surfaced and drained before the use of the site commences/the buildings are occupied, and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.  
Reason: To ensure there is adequate space within the site for the parking of vehicles clear of the highway.
- 7 A service layby to the specification of the Planning Authority to be formed adjacent to the site access.  
Reason : In the interest of road safety.

Applicant Informative

It should be noted that:

The Director of Technical Services has advised that the service layby should be constructed to the following specification.

'40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1.

**Mr Alasdair Maclean**  
**Area Development Control Officer**

**Recommended On: 13/09/07**