



## LOCAL REVIEW STATEMENT

**Consent Reference:** 21/0312/AMC, dated 29 October 2021

**Applicants:** Mr Richard and Mrs Alison Stables

**Site Address:** Site Adjacent to the Old Manor Inn, Lanton, Jedburgh, TD8 6SU

This application has been prepared to support the applicants request for the review of Condition 2 of the above application which states:

*Notwithstanding the submitted details in this application, the roof of the dwelling shall be slate of a type first submitted to and approved in writing with the planning authority. The development is thereafter to be completed using the agreed slate, prior to occupation of the dwelling. The external parts of the flue of the wood burning stove are to be matt black or matt grey in colour. In addition, the frames of the Solar PV panels hereby approved shall be coloured non-reflective black or dark grey unless with the prior written consent of the Planning Authority.*

*Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.*

Specifically it is the requirement that the roof shall be of slate that is being asked to be reconsidered.

The design submitted with the application had shown that the roofs would be finished using standing seam metal. The proposed roof colour (dark grey RAL7016 with a matt finish) was carefully chosen mirror the shades and colours of the roofs to surrounding and nearby buildings. At no time during the councils consideration of this application was any concern raised regarding the choice of roofing material.

The reasoning given for this condition (To ensure a satisfactory form of development, which contributes appropriately to its setting) makes little sense when considering both the immediate location of the house and roofing materials used at adjacent buildings and elsewhere in Lanton.

The house site is fully enclosed by buildings, trees and farmland. The house location, within the site, means it cannot be seen from any public space. Therefore the house cannot be seen in context with any other building.

Those properties closest to the proposed house have a mixture of roof finishes consisting of slate, concrete roof tiles and thatch. Elsewhere throughout Lanton this pattern of a mix of roof finishes continues with not only slate and concrete tiles being used but also metal sheet roofing. Appended to this application are photographs showing examples of the these different materials within Lanton. Each of these properties can be seen from a public space.

Bearing in mind the above comments it does not seem reasonable or logical to impose a condition on the use of slate when the building is fully screened, cannot be seen in context with any other building and the wide range of roofing materials used within Lanton.