

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 20/00406/FUL

APPLICANT : Mr M Hosie

AGENT : Architects Designworks

DEVELOPMENT : Extension to dwellinghouse

LOCATION: Netherurd West Lodge
Blyth Bridge
West Linton
Scottish Borders
EH46 7AJ

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1 of 6	Location Plan	Approved
3097/L(2)01	Existing Plans	Approved
3097/L(2)04	Existing Elevations	Approved
3097/L(2)02	Proposed Site Plan	Approved
3097/L(2)03	Proposed Plans	Approved
3097/L(2)05 A	Proposed Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations were received. Consultation responses were received from: Landscape Architect - no objection. Condition suggested; Flood Risk Officer - no objection; Archaeology Officer - no objection, informative suggested.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016
PMD2 - Quality standards
HD3 - Protection of residential amenity
EP8 - Archaeology
EP10 - Gardens and designed landscapes
EP13 - Trees, woodlands and hedgerows
EP16 - Air quality

The site is not strategic, therefore the policies contained within SESplan have not been considered.

Supplementary Planning Guidance:
Placemaking and design;
Trees and development.

Recommendation by - Ranald Dods (Planning Officer) on 1st June 2020

Site and proposal

West Lodge, Netherurd, is traditionally detailed, single storey and attic accommodation stone lodge house dating from the mid 19th century. Although Netherurd House is listed, this property is not taken as a curtilage listed building.

The proposal is to create a single storey extension in two sections on the eastern gable of the existing house.

Design and layout

The proposed extension would be to the east of the lodge and would be subservient in appearance. There would be two distinct elements to the extension. The first would be on the same level as the lodge and would have a pitched roof clad in natural slate, running perpendicular to the lodge. In appearance, it could easily pass as a small garage or outbuilding. Two rooflights will be on the east facing roofplane. A condition is recommended to ensure that the rooflights are flush fitting and dark framed. The second element would be a flat roofed building with a number of full height slit windows. Linkages between the lodge and the two elements of the extension would also be flat roofed with traditional style lead roll roofing. The majority of the extension would be clad in vertical larch boarding with the section closest to the house being stained black.

The applicant has used the difference in ground levels to good effect. The setting of the more contemporary element at the lower level helps to reduce the visual impact of it. Even had that not been the case, the appearance of the extension would not be unacceptable. In all, the proposed extension would be an acceptable addition to the building and would be a successful blend of traditional and contemporary aesthetics.

Amenity

The closest property is 100m to the east. The proposed development will not have an effect on the amenity of that property.

Air quality

The applicant was asked to provide revised drawings as the flue for the proposed wood burning stove had not been included on the elevations. Those were provided and showed that the external finish would be matt black. This is acceptable. With the development being 100m distant from the closest house, local air quality is unlikely to be an issue. A standard informative is recommended.

Trees

The development would be in close proximity to trees which line the entrance drive to Netherurd House and the bank of the Back Burn to the north of the site. The applicant provided a plan showing the root protection areas of the trees. The Landscape Architect did not object to the proposal but suggested a condition requiring only hand digging within the RPAs.

Conclusion

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

Recommendation: Approved - conditions & informatives

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the planning authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2 The rooflights shall be fitted with black or dark grey frame and shall be installed flush with the roof slope, unless otherwise agreed in writing with the planning authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 3 Trees on drawing 3097/L(2)06 shall be protected during the development in accordance with BS5837:12 and, where works are required to take place within tree root protection areas, excavations shall be carried out only by hand digging where necessary and provide porous filling around the base of the tree, taking such further precautions as may be necessary to prevent any damage to any tree or its root system. No roots greater than 25mm shall be severed during the works
Reason: To protect the trees to be retained.

Informatives

It should be noted that:

- 1 It is always possible that there may be some archaeological finds identified in the course of construction works. Those should be photographed and reported to archaeology@scotborders.gov.uk, with any finds being reported to the Treasure Trove Unit in case they should be more be more fully recorded.
- 2 Wood burning stoves
If a stove is to be installed with an output of more than 45kw, contact should be made with the council's Environmental Health Service to provide further information in order that a screening assessment can be carried out. Stove installations can cause smoke and odour complaints and planning permission for the flue's installation does not indemnify the applicant in respect of statutory nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted planning permission, including for changes to the height and position of the flue. The flue should be terminated with a cap that encourages a high gas efflux velocity. The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly. The appliance should burn only fuel of a type and grade that is recommended by the manufacturer.
- 3 In complying with condition 3, the following British Standards should be referred to: BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

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