

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 15/00662/FUL

APPLICANT : Mr Mark Hepworth

AGENT : Mr David Hepworth

DEVELOPMENT : Installation of 2 No rooflights

LOCATION: Caroline Villa
Main Street
West Linton
Scottish Borders
EH46 7EE

TYPE : FUL Application

REASON FOR DELAY: Agent Delay in Responding

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
	Location Plan	Approved
	Photos	Approved

NUMBER OF REPRESENTATIONS: 1
SUMMARY OF REPRESENTATIONS:

Representations:

One letter of representation has been received objecting to the proposals on the grounds of loss of privacy as the proposed rooflights would be 5m away from a bedroom window in a neighbouring property.

Consultation Responses:

Community Council: Support the application.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Consolidated Local Plan 2011
G1 - Quality Standards For New Developments
BE4 - Conservation Areas
H2 - Protection of Residential Amenity

SPG - Privacy and Sunlight

Recommendation by - Dorothy Amyes (Planning Officer) on 27th August 2015

Caroline Villa is a small single storey attached dwellinghouse located at the southern end of Main Street. within the Conservation Area.

It is proposed to insert two rooflights into the northern part of the slate roof. It is proposed that the rooflights will be top hung and conservation grade.

The proposed roof lights will not have a significant adverse impact on the character and appearance of the Conservation Area.

There is a bedroom window in the gable end of the property to the north, Braemar Cottage, and the separation distance between this existing window and the proposed rooflights is approximately 5m. This does not comply with the SPG on Privacy and Sunlight where it is considered that facing windows should normally be at least 18m apart.

In locations such as the old part of West Linton it is often difficult to achieve this level of window separation. It is understood that the roof space below the proposed rooflights will be used for storage rather than bedroom accommodation. Following discussions with the applicants and the agent, it has been agreed that fixed rooflights with obscure glazing can be installed. This will resolve the privacy issue. A condition can be placed on the consent requiring the submission of details of the proposed roof lights.

Subject to the above the proposals are acceptable.

REASON FOR DECISION :

The proposals are acceptable in that they will not have a significant adverse impact on the character and appearance of the Conservation Area. Subject to condition requiring fixed windows with obscure glazing the proposals will not result in any significance loss of residential amenity for neighbouring properties and will comply with Local Plan Policy H2 and the Supplementary Planning Guidance on Privacy and Sunlight.

Recommendation: Approved subject to conditions

- 1 Notwithstanding the details of the proposed rooflights submitted with the application, the approved rooflights to be permanently fixed closed and to have obscure glazing, to be retained in perpetuity. Before any development commences on site details of the rooflights, the method of fixing and the type of obscure glazing to be submitted to and approved by the Planning Authority. The development then to be completed in accordance with the approved details.
Reason: To protect the residential amenity of nearby properties from overlooking.

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