

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 20/00394/FUL

APPLICANT : Mr L Brinck

AGENT : Jefcoate Anderson Architects Ltd.

DEVELOPMENT : Alterations and extensions to dwellinghouse

LOCATION: Goldies Mill Cottage
Romanno Bridge
West Linton
Scottish Borders
EH46 7BY

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
0538(PL)001	Location Plan	Approved
0538(PL)002	Existing Plans & Elevations	Approved
0538(PL)003 a	Proposed Plans	Approved
0538(PL)004 a	Proposed Roof Plan	Approved
0538(PL)007 a	Proposed Sections	Approved
0538(PL)005 a	Proposed Elevations	Approved
0538(PL)006 a	Proposed Elevations	Approved

NUMBER OF REPRESENTATIONS: 1
SUMMARY OF REPRESENTATIONS:

One letter of support was received.

Consultation responses were received from: Roads - no objection subject to conditions;
Environmental Health - no objection.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016
PMD2 - Quality standards
HD3 - Protection of residential amenity
EP16 - Air quality

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

The following council guidance is material:
Placemaking and design

Recommendation by - Ranauld Dods (Planning Officer) on 25th May 2020

Site and proposal

Goldie's Mill Cottage is a traditionally detailed and proportioned single storey house located close to Newlands Cemetery and immediately adjacent to the A701 at Romanno Bridge. The property is not within a conservation area.

The proposal is to raise the ridge height of the house and form a single storey extension on the north eastern gable. A small single storey extension will also be constructed on the south eastern corner of the house.

Design and layout

This proposal would see the ridge of the existing house raised by approximately 800mm. New conservation style rooflights would be inserted into both planes. The windows and doors which face onto the A701 would be blocked up. New windows would be inserted into the south east elevation. The changes to the fenestration and the insertion of the rooflights could be undertaken using permitted development rights. Notwithstanding that, a condition relating to the fit and finish of the rooflights is recommended in order to ensure they make a positive contribution to the appearance of the building.

The small extension on the south eastern corner would be finished in dark grey vertical timber cladding and have a flat roof. The extension on the north east would be at right angles to the existing house. The materials would be a slate roof and rendered walls to match the existing, the exception being the north east elevation which would be finished in the same timber boarding as used on the small extension at the other end of the building. That elevation would be substantially masked from view, given the existing 1.8m high close boarded screen fence on the boundary. The applicant confirmed that the fence was present when they purchased the property and has been there for a number of years.

I had concerns about the visibility of the flue proposed on the extension when approaching from the north east. The applicant provided revised drawings showing that relocated to the opposite (south west) side of the ridge. Whilst it may be visible for a longer time travelling from that direction, the mass of the house will draw the eye rather than the flue. A condition is recommended relating to the flue.

Neighbouring amenity

The proposed extension will not be detrimental to the amenity of neighbours or the area and no privacy issues will arise. The nearest house is some 33m to the east and there will not be a detriment to the existing levels of amenity.

Air quality

I note that Environmental Health has not objected on grounds of air quality.

Roads issues

The site is immediately adjacent to the A701. Whilst Roads did not object, a condition requiring the submission of a construction method statement was recommended, given the proximity of the site to the A701. I have no reason to question that requirement.

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 No development shall commence until a sample of the materials to be used on the walls and roof of the proposed extensions hereby approved has been submitted to and approved in writing by the planning authority. Thereafter, unless otherwise agreed in writing with the planning authority, only the approved material shall be used.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 3 No development shall commence until a construction method statement (CMS) is submitted to and approved in writing by the planning authority. Once approved, all works to be carried out in strict accordance with approved CMS. The CMS to cover items such as, but not limited to, traffic management, location of site compound and storage areas, site access, temporary signage etc.
Reason: To ensure the development is carried out in acceptable manner in the interest of road safety.
- 4 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.
- 5 The finish of the flue shall be matt finished dark grey or black.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

Informatives

It should be noted that:

- 1 Prior to submission of any CMS, contact should be made with SBC representatives (Roads Planning Service and Traffic and Road Safety) to discuss the road safety aspects of this proposal.
- 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.

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