

**SCOTTISH BORDERS COUNCIL**

**PLANNING AND DEVELOPMENT COMMITTEE**

**APPLICATION FOR PLANNING PERMISSION**

**REF :** 97/0788/C

**APPLICANT :** Oregon Quality Homes

**AGENT :** None

**DEVELOPMENT :** Erection of 20 dwellinghouses (amendment to house types/layout)

**LOCATION :** Plots 65 - 84  
Hendersyde  
Kelso

**TYPE :** Full

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**Observations by Development Control Officer - Miss A.M.Bunting**

This application is for the erection of 20 dwellinghouses (amendment to house type and layout), plots 65-84 Hendersyde Park, Kelso. The application requires to be passed through the Chairman Delegated Procedure because of an objection received from Mr & Mrs Beattie, 62 Hendersyde Park. Mr & Mrs Beattie object to the style of the house on plots 77-78, namely a two storey three bedroomed semi-detached dwelling which they believe is out of character with the adjacent single storey properties. They have also expressed concern over potential detrimental impact on their property if the application is approved namely overshadowing, overlooking/loss of privacy. Mr & Mrs Beattie informed the Department on the 13th August that work had commenced prior to planning approval and that plots 77-84 have been re-sited approximately 2.8m to the west of the sites illustrated on the submitted plan. Oregon Homes have amended the plan to illustrate the revised siting of the dwellings. According to Oregon Homes plots 77-84 have been resited 600mm to the south and 750mm to the west. Having measured the plots on site I can confirm that this is an accurate measurement. In regards to Mr & Mrs Beattie's concerns over the potential detrimental impact on their amenity it is my opinion that the distance between their property and plots 77-78 ie 10m from the boundary is sufficient to maintain their amenity in terms of privacy etc. In regards to the design of plots 77-78 a two storey two bedroom dwelling was originally approved in 1995. This proposal is for a slightly larger house, again I do not foresee any problems in relation to this style of house as it is consistent and conforms to the existing house types in Hendersyde.

**Recommendation**

**It is recommended that the application be approved**

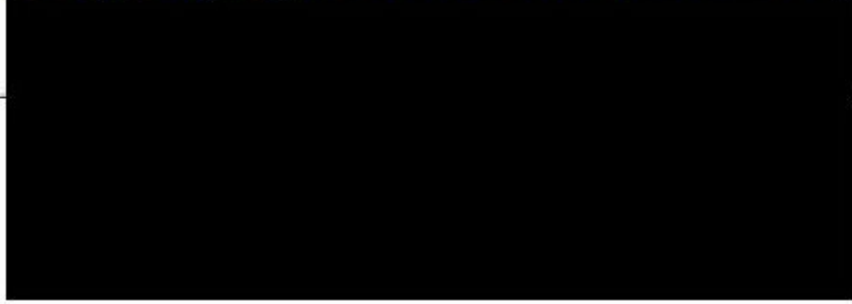
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Phoned CS 11/01/97 dr

**DELEGATED PROCEDURE**

It is considered that this application can be determined in accordance with the procedure for delegation to the Chairman, the Local Member and the Head of Development Control.

No response from local member. (Local Member)  31/10/97 (Date)

 (Chairman) 4/11/97 (Date)