

SCOTTISH BORDERS COUNCIL

DEVELOPMENT AND BUILDING CONTROL COMMITTEE

APPLICATION FOR PLANNING PERMISSION – PART II REPORT

REF : 05/01661/REM

APPLICANT : Mr And Mrs K Short

AGENT : Aitken Turnbull

DEVELOPMENT : Erection of dwellinghouse and double garage

LOCATION : Paddock West Of Belses Station
Ancrum
Scottish Borders

TYPE : Approval of Reserved Matters

Observations by Development Control Officer - Mr Craig Miller

This application was approved as part of a dispersed building group stretching between Belses Station and the houses and farm buildings at Old Belses. It was felt that the opportunities for infill were limited to this field, sandwiched between the public road and the former railway line and embankment. Approval was granted subject to there only being one house within this site, a slate roof, single storey design and a badgers survey.

After discussion both before and during the application, the design is now considered to be an appropriate way of treating a large overall floor area without over-dominance on the environment or landscape. The "Z" plan and relatively low height (for a 1½ storey design) combined with the use of slate and natural stone, have combined to produce a design which can be accepted despite it not complying with the initial wish for a single storey design. The arched glazed screens pick up on the form of agricultural buildings in the area and the glazed gable to the roadside echoes the glazing pattern at the nearby Station and signal box.

Some adjustments have been made to the ventilator spacings and window depths to improve the rural relationship, although the greatest change has been to the siting of the house and garage. I felt that the house was too far up the site towards the railway embankment, resulting in a higher floor level and more prominence, especially when approaching from the east. A modest movement of five metres to the west has resulted in it being nearer to the road and having a lower floor level of 500mm. Furthermore, SNH have now accepted that as the nearest part of the building would be 15 metres from the beginning of the railway embankment, this is ample room for them to remove their requirement for a badger survey, the setts being outwith the site and the likelihood of tunnels being more than 15 metres into the field being remote.

I am afraid that I view the objections from the nearby neighbour and Community Council to be invalid on a Reserved Matters application as they challenge the very basis of approving a house on the site in the first instance. These concerns were heard from them at the appropriate outline stage and considered.

The application is recommended for approval subject to the following conditions:

Recommendation

It is recommended that the application be approved subject to the following condition(s) :-

1. The access to be formed as per the approved plans before the dwellinghouse is occupied.
Reason: In the interests of road safety.

2. A tree/shrub planting scheme to be submitted before the development commences for approval by the Planning Authority, incorporating the retention and realignment of the roadside hedge. Once approved, the planting to be carried out concurrently with the development or during the next planting season thereto and to be maintained thereafter.
Reason: To maintain and enhance the visual amenities of the area.

3. All external materials to be agreed with the Planning Authority, including the submission of samples of the natural stone to be used.
Reason: To safeguard the visual amenity of the area.

25/11/05

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 Planning & Building Standards.

[Redacted] (Local Member) 2/12/05 (Date)

[Redacted] (Chairman) 29/12/05 (Date)
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