SCOTTISH BORDERS COUNCIL

DEVELOPMENT AND BUILDING CONTROL COMMITTEE

APPLICATION FOR PLANNING PERMISSION - PART II REPORT

REF:

06/00453/REM

APPLICANT:

Mr & Mrs K Short

AGENT:

Aitken Turnbull

DEVELOPMENT:

Erection of dwellinghouse (amendment to previous consent

05/01661/REM)

LOCATION:

Paddock West Of Belses Station

Ancrum

Scottish Borders

TYPE:

Approval of Reserved Matters

Observations by Development Control Officer - Mr Craig Miller

Took this application mainly because of the additional dormer to the rear although some other minor variations were noticed to the access position, house height, oil tank etc. These are all contained on this revised application and do not cause any form of problem, the overlooking issue being raised by the objector not considered to be valid at the distance/elevations involved. His concerns over the access really goes back to the actual principle of approval, given that the access has only moved 2.5 m from where it was approved. DTS cannot continue to oppose this although they had objected to the principle of the original application. Finally, the oil tank is a little closer to the badger sett than the garage but SNH have been contacted and they have no worries.

Recommendation

The application is recommended for APPROVAL subject to the original conditions attached to 05/01661/REM, namely.

- 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.
- 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.

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

