

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 20/01087/FUL

APPLICANT : Mr Jonathan Cason

AGENT :

DEVELOPMENT : Alterations to dwellinghouse

LOCATION: Allanbank
Main Street
Morebattle
Scottish Borders
TD5 8QQ

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status	
a location plan	Location Plan	Approved	
PLAN 1	Proposed Elevations	Approved	
PLAN 2	Proposed Elevations	Approved	
DETAILS OF KITCHEN WINDOW		Specifications	Approved
DETAILS OF REAR DOOR		Specifications	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

Eight neighbours were notified and adverts placed in the Southern Reporter and on tellmescotland.gov.uk.

There were no representations.

Consultations:

The Community Council confirmed no objection.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD1 Sustainability
PMD2 Quality Standards
HD3 Protection of Residential Amenity
EP9 Conservation Areas

Supplementary Planning Guidance:

Supplementary Planning Guidance: Placemaking and Design, 2010
Replacement Windows and doors Oct, 2015
Guidance on Householder Development, 2006

Recommendation by - Euan Calvert (Assistant Planning Officer) on 11th December 2020

This is a householder application for alterations to Allanbank, Main Street, Morebattle. It has not been possible to visit the site owing to covid restrictions. The applicant provided photographs.

Site and location

This is an end terrace dwellinghouse on the south side of Main Street, Morebattle. This is a prominent central site within Morebattle village. It is attached to Johnstone to the west. To the east is Morebattle Institute, Main Street, beyond Charlie's Vennel.

History and Policy

This is part of Morebattle Conservation area. A material consideration is protection of this character whilst regard is had to neighbouring residential amenity, policies EP9 and HD3.

PMD2: Quality Standards and SPG: Placemaking and Design

The proposal must be high quality and contribute to the highest quality of architecture in the locality.

HD3: Residential Amenity

The Council will protect against adverse impacts on amenity and character. Particular attention is paid to overlooking, overshadowing, loss of privacy and loss of sunlight.

EP9: Conservation Areas

The Council will support development proposals within Morebattle Conservation Area provided they are designed and located to preserve and enhance the special architectural or historic character.

Proposal

Alterations are proposed to a lean-to building located on the rear elevation. A door is to be closed in brick and a new doorway inserted in the western gable. The proposals are for a half glazed timber door and a timber sash and case window. Full specifications are provided including a section demonstrating the profile of a sliding casement window. The walls of the lean-to would be rendered in a smooth cement/sand/lime.

Assessment

I am satisfied with the chosen layout for the new door. This is a private rear elevation and will not be overly prominent or public visibility from the conservation area/ Main Street. There would be a neutral if not positive impact on the special architectural or historic character, Policy EP9.

The choice of materials and designs are appropriate in that they will appear traditional. The removal of uPVC for timber sash and case is a heritage gain. The door and window will appear appropriate for the Conservation Area and will not affect neighbouring amenity.

The door will be on an elevation facing the nearest neighbour but I do not consider a half glazed door to affect adjacent neighbours by overlooking (Policy HD3). There are no impacts in terms overshadowing or loss of sunlight.

The colour, size, scale and design are appropriate. Currently the walls appear as creme colour painted stone and brick. Unifying the extension in smooth render will not adversely affect character (Policy PMD2).

Kalewater community Council offer no objection.

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 subject to conditions

- 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 Notwithstanding the description of the materials in the application, no development shall be commenced until precise colour of the render used in the construction of the external walls has been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

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