

**SCOTTISH BORDERS COUNCIL**

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

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 19/01086/FUL

**APPLICANT :** Mr Niall Meagle

**AGENT :**

**DEVELOPMENT :** Alterations and extension to dwellinghouse

**LOCATION:** Deanfoot Cottage  
Deanfoot Road  
West Linton  
Scottish Borders  
EH46 7AU

**TYPE :** FUL Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
A(PL/BW)01	Location Plan	Approved
A(PL/BW)02	Existing Plans & Elevations	Approved
A(PL/BW)04	Proposed Plans & Sections	Approved
A(PL/BW)03	Proposed Plans & Elevations	Approved

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

No representations were received. No consultations were undertaken.

**PLANNING CONSIDERATIONS AND POLICIES:**

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

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

Supplementary Planning Guidance:  
Placemaking and design;  
Privacy and sunlight guide.

**Recommendation by** - Ranald Dods (Planning Officer) on 22nd August 2019

Deanfoot Cottage is a traditionally proportioned and detailed single storey house which has been extended previously under permitted development rights. It is neither listed nor within the conservation area. The site is directly accessed off the C3 public road, some 120m east of the West Linton settlement envelope. A

small uPVC conservatory is located on the north elevation whilst a flat roofed single storey extension is located on the west gable. The proposal is to remove that extension and replace it with a new extension.

#### Principle

The principle of extending the house is acceptable in this instance.

#### Design and layout

The proposed extension will replace the existing flat roofed extension on the western gable of the house. It will be a pitched roof, clad in natural slate to match the roof of the existing house. The walls will be clad with timber boarding which will be dark in colour. The colour is stated as black or dark grey. That is likely to be acceptable but a condition is recommended requiring the submission of a sample. The roof pitch and ridge on the extension is designed to match that on the existing house.

A flush fitting rooflight, with a dark frame, will be fitted to each roofplane. A single rooflight is to be inserted into each roofplane of the existing house. Since all of those could be inserted under permitted development rights, they need not necessarily have been included in the application drawings. They are, however, acceptable.

The proposed extension is identifiably different from the existing building, although its proportions and scale respect the original. The design is acceptable and will be an improvement on the current flat roofed extension.

#### Amenity

Since the property is isolated, the extension will not be detrimental to amenity.

#### 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 subject to conditions

- 1 No external wall finish shall be applied until a sample has first been submitted to and approved in writing by the planning authority and implemented per the approved details.  
Reason: 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”.**