

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF: 22/00965/FUL

APPLICANT: Mr William Dryburgh

AGENT:

DEVELOPMENT: Installation of soil vent pipe to front elevation

LOCATION: Hillside
6 Duns Road
Swinton
Duns
Scottish Borders
TD11 3JB

TYPE: FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
	Location Plan	Refused
	Proposed Elevations	Refused

NUMBER OF REPRESENTATIONS: 1
SUMMARY OF REPRESENTATIONS:

One letter of representation, one objection, has been received by the Planning Authority from the AHSS. All issues raised have been considered. The letter raises the following matters:

- o The proposed soil pipe is routed with no concern for the appearance of the principal elevation;
- o It should be avoided through internal routing or installation on the rear elevation;
- o The proposals do not preserve or enhance the character of the conservation area, contrary to policy EP9 in the Local Development Plan.

Consultations

Berwickshire Civic Society: Objection. The application is for the provision of an external soil pipe to the main elevation of the house. The application appears to be speculative and is very lacking in detail. The elevation plan provided is a rudimentary sketch, and there is a vague comment that the colour of the pipe will possibly be matched to the stonework. On any analysis however, the proposed path of the external pipework will not be in keeping with the general principles of a conservation area, and a lack of information about the size, colour and nature of the materials to be used makes this application difficult to endorse.

Community Council: No objection.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016

PMD2: Quality Standards

EP9: Conservation Areas

Recommendation by - Cameron Kirk (Assistant Planning Officer) on 15th September 2022

Site description

Hillside is a 1½ storey end terraced dwellinghouse of traditional stone and slate construction. The property lies within Swinton Conservation Area.

Proposed development

Planning permission is sought to install a soil vent pipe to the west (principal) elevation of the dwellinghouse.

Relevant planning history

16/00004/FUL: Alterations to dwellinghouse. Granted 09 February 2016.

Assessment

The key planning issues under consideration for the assessment of the application are the location of the proposed soil vent pipe and the impact it would have on Swinton Conservation Area.

The proposed soil vent pipe would be installed to the west elevation of the dwellinghouse. This elevation fronts the street scene and it is readily visible within the conservation area. The route of the proposed soil vent pipe would not be sensitive to the principal elevation of the dwellinghouse as it would meander across this elevation with little regard to the impact it would have on the character or appearance of the dwellinghouse or the conservation area.

The property is prominent on approach from the west when entering the settlement of Swinton. The proposed soil vent pipe would appear conspicuous within its setting and it would be an incongruous addition to the façade of the principal elevation of the dwellinghouse. The proposed development would fail to preserve or enhance the character and appearance of Swinton Conservation Area.

In consideration of the above, it is recommended that the application be refused.

REASON FOR DECISION:

The proposed development fails to comply with Policy PMD2 and Policy EP9 of the Scottish Borders Local Development Plan 2016 in that the route of the proposed soil vent pipe would adversely impact upon the character and appearance of the dwellinghouse and Swinton Conservation Area.

Recommendation: Refused

- 1 The proposed development fails to comply with Policy PMD2 and Policy EP9 of the Scottish Borders Local Development Plan 2016 in that the route of the proposed soil vent pipe would adversely impact upon the character and appearance of the dwellinghouse and Swinton Conservation Area.

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

