

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 16/00004/FUL
APPLICANT : Mr & Mrs W Drysburgh
AGENT :
DEVELOPMENT : Alterations to dwellinghouse
LOCATION: 6 Duns Road
Swinton
Scottish Borders
TD11 3JB
TYPE : FUL Application
REASON FOR DELAY: No Reason

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
6DR/01	Existing Elevations	Approved
6DR/02	Elevations	Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

CC: No objections

BCS: No response

PLANNING CONSIDERATIONS AND POLICIES:

Consolidated Local Plan 2011

Policy G1
Policy BE4
Policy H2

Other Considerations

Proposed Local Development Plan 2013

Policy PMD2
Policy HD3
Policy EP9

Recommendation by - Barry Fotheringham (Lead Planning Officer) on 8th February 2016

No 6 Duns Road is a semi-detached, single storey cottage with room in the roof accommodation. It has a lean-to style single storey kitchen extension on the rear elevation and is finished in natural stone under a slate roof. The rear extension is finished in white painted wet dash render, also under a slate roof. The property is located within Swinton Conservation Area but it is not a listed building.

Proposals include alterations to the rear elevation of the property to provide improved living accommodation internally. The alterations would include building up an existing window and door, provide an enlarged window opening and form a new door with pitched roof over. A new velux window would also be installed on the lean-to roof over the altered and extended bathroom. The velux would match those already installed over the kitchen.

The proposed alterations are modest and are of a scale, material and design appropriate to the existing building. They will be confined to the rear extension and will not have an impact on the fabric of the original dwelling. The alterations will not be visible from the public domain and as such will not have an impact on the character or appearance of the conservation area. There will be no impact on the residential amenity of neighbouring dwellings or the surrounding area as a result of the proposed alterations.

The altered window and door openings will be finished to match the existing extension and the pitched roof over the new door will be finished in natural slate, also to match existing. It is noted that the proposed new window will be double glazed h-type but no details of the finish or colour have been provided. In addition, there are no details of the finished external appearance of the new door or cedar lined dormer roof extension over. These matters can however be covered by planning condition.

No objections have been received from third parties or consultees.

REASON FOR DECISION :

The proposals are modest in scale and would be appropriate to the host building and consistent with development plan policies covering quality standards, conservation areas and the protection of residential areas in that the proposed alterations would be modest in scale and appropriate to the existing building, would have a neutral effect on the conservation area and would not have an adverse impact on the residential amenity of neighbouring dwellings.

Recommendation: Approved subject to conditions

- 1 No development shall commence until the precise details of the proposed window (to include material and external finish) have been submitted to and agreed in writing by the local planning authority and thereafter no development shall take place except in strict accordance with the approved scheme
Reason: Further information is required to ensure a satisfactory form of development appropriate to its location.
- 2 No development shall commence until the precise colour (to include RAL or BS number) of the external finish of the door and timber cladding have been submitted to and agreed in writing by the local planning authority and thereafter no development shall take place except in strict accordance with 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”.

