

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 20/01343/FUL

APPLICANT : Mr John Moore

AGENT : PD Architecture

DEVELOPMENT : Alterations and extensions to dwellinghouse

LOCATION: Carsaig
Teapot Street
Morebattle
Kelso
Scottish Borders
TD5 8QH

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
A LOCATION PLAN	Location Plan	Approved
005	Proposed Plans	Approved
006	Proposed Elevations	Approved
007	Proposed Roof Plan	Approved
008	Proposed Site Plan	Approved

NUMBER OF REPRESENTATIONS: 1

SUMMARY OF REPRESENTATIONS:

16 neighbours were notified. An advert was placed in the Southern Reporter.

An objection was received from the AHSS. They wish to object to the window replacement to the front and side elevations. Carsaig is an attractive single-storey house, with its distinctive early 20th century character being defined by the double-pitched roof and the six-over-six pane windows. This is a relatively unusual style in this location, and Carsaig therefore contributes significantly to the variety of historic houses making up its local conservation area.

Thus while the contemporary extension to the rear and the replacement of the porch are not objectionable, the proposed modern windows will be out of character with the core house's characteristic style, and represent an erosion of historic interest from the property. Instead of a confused mixture of contemporary glazing in a historic setting, the windows to the front and side elevations should be restored or replaced like-for-like with six-over-six sash-and-case glazing

Consultations:

Kalewater Community Council confirm 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:

Placemaking and Design, 2010
Householder Development 2006
Replacement Windows and Doors Oct 2015

Recommendation by - Euan Calvert (Assistant Planning Officer) on 11th February 2021

This is a householder application for erection of an extension and a replacement porch to Carsaig, Teapot Street, Morebattle.

Site and location

Teapot Street leads north from the Main Street of Morebattle, the B6401. Carsaig is a detached bungalow set within its own private garden situated on the west side of the street between 3 Victoria Buildings and 1 Gladstone buildings. The plot is situated adjacent to a public path which leads to Morebattle Primary School and the public playing fields. Iona, is the adjacent residential neighbour located beyond the western mutual boundary.

The property is a Victorian styled bungalow characterised by a steep and pitched and bellcast roof structure. Windows are sash and case. Walls are finished in harl and the roof finished in felt tiles.

History and Policy

There is no planning history on this site.

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

Policy 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.

Policy 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 light.

Policy 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

The existing timber lean-to porch would be replaced by a flat roofed structure 3.6m x 2m in footprint. A large dining and living room is proposed to be attached to the western elevation measuring 5m in depth and 6.5m in width, with the north wall canting to 8m in width at the join. It would be attached to the house by two accesses, one from the lounge and a second from the existing kitchen. Both structures would feature timber cladding (Cedarwood) to the soffits and walls. The flat roofs would be just over 3m in height and would be finished in GRP in grey colour. There would be full height aluminium framed windows and doors finished in grey also. Dark grey facing brick and reconstituted portland coloured cills would feature in the dwarf walling. The larger structure would be characterised by a pyramidal cupola. There would be new windows installed in the lounge and one in bedroom 1 in the principal elevation.

Assessment

The chosen site and layout for both structures is appropriate. The garden is large enough to accommodate an extension of this scale. The extension will not be unduly prominent or affect neighbouring residential amenity. This site for the extension is the rear, secondary, private elevation where there will be no harm to the conservation area. The designs are modern but there will be a neutral impact on the special architectural and historic character, Policy EP9. The choice of height ensures both structures will be subordinate in appearance (Policy PMD2). The extension is proposed to be lower than the cottage floor level. Neither flat roofs will breach the eave height of the cottage. The porch will be visible from the street. Arguably a more traditional design would be a more successful form of development on this public elevation however I consider that, on balance, the modern design is supportable. Crucially, the porch is setback and to the side of the cottage therefore not on the street frontage. The cottage is one-of-a-kind on this street therefore this decision does not set precedent for neighbouring development. The proposed scale is small therefore it will not be unduly prominent and will not detract from the visual appearance of the street, policy EP9.

The modern designs will contrast with the Victorian cottage but they will not harm the overall character of the building.

I do not identify any impacts from loss of light, overshadowing, privacy or overlooking. Visual amenity impacts are satisfied (Policy HD3).

Windows

I will require amendments to windows in accordance with the Replacement Windows and Doors SPG. Four existing windows proposed for replacement shall require further details to be submitted before development commences. Replacement windows will be required to be identical in sash and case design and opening method to those that currently exist. This addresses the concerns of the AHSS.

Kalewater Community Council confirmed 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 - conditions & informatives

- 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 plans hereby approved, no development shall commence until amended plans and elevations, demonstrating amendments to the windows for replacement in the cottage, have been submitted to and approved in writing by the Planning Authority. Thereafter development to be undertaken in accordance with the approved plans.
Reason: To protect the character of Morebattle Conservation Area.
- 3 The development hereby approved shall only be carried out in strict accordance with details of the materials to be used on the external walls and roof of the proposed building(s) which shall first have been submitted to and approved in writing by the Planning Authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting

Informatives

It should be noted that:

- 1 In respect of condition 2, the replacement window proposals must be in accordance with Replacement Windows and Doors Supplementary Planning Guidance October 2015, concerning Prime Frontages/Core Areas within the Conservation Area. This can be viewed on the Council's website.

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