

**SCOTTISH BORDERS COUNCIL**

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

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

**REF :** 20/01330/FUL

**APPLICANT :** Ms Julia Hall

**AGENT :**

**DEVELOPMENT :** Alterations and installation of roof light

**LOCATION:** 1 Victoria Buildings  
Teapot Street  
Morebattle  
Scottish Borders  
TD5 8QJ

**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 LOCATION PLAN	Location Plan	Approved
FLOOR PLAN	Proposed Plans	Approved
ROOF LIGHT	Specifications	Approved
FRONT ELEVATION 1	Proposed Elevations	Approved
FRONT ELEVATION 2	Proposed Elevations	Approved

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

14 neighbours were notified and an advert placed in the Southern Reporter.

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:

Placemaking and Design, 2010  
Householder Development 2006

**Recommendation by** - Euan Calvert (Assistant Planning Officer) on 22nd January 2021

This is a householder application for installation of a replacement rooflight at 1 Victoria Buildings, Teapot Street, Morebottle. It has not been possible to visit the site owing to covid restrictions.

#### Site and location

Teapot Street leads north from the Main Street of Morebottle, the B6401. The street is characterised by a variety of terraced properties all with varying articulations to the adopted road. Victoria Buildings is a terrace of three dwellings under a common roofline, 1.75storeys in height, with small pitched dormers breaking the eaves on the principal elevation. A dwarf boundary rubble wall with half round copings encloses the front garden articulating the change from private to public space. No 1 occupies the southern gable and this is abutted by a neighbouring building, Clova Cottage.

#### History and Policy

15/00653/FUL Replacement windows. Approved.

This is part of Morebottle 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 Morebottle Conservation Area provided they are designed and located to preserve and enhance the special architectural or historic character.

#### Proposal

A conservation style velux window is proposed with centre glazing bar. The window is 55 x 118 cm in dimension. Photographs have been provided to show the current configuration of the traditional rooflight for replacement.

#### Assessment

The chosen site and layout on the roof are appropriate. It will be public visibility from the conservation area.

Development is appropriate in in scale and design (Policy PMD2). The size is appropriate for the roof and I consider there to be a neutral impact on the special architectural and historic character, Policy EP9.

I do not identify any impacts from privacy or overlooking. Residential and visual amenity considerations are satisfied (Policy HD3).

I consider the chosen colour and design to be appropriate to this domestic property. I will require the installation to be with a recessed flashing as shown on the stamped approved specification.

Kalewater Community Council confirm no objection.

There were no other representations made.

#### **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 The rooflight to be installed with recessed flashings as shown on the approved plan.  
Reason: To ensure the character and appearance of the conservation area.

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