

Reference: 04/01639/LBC & 04/01640/FUL

Site: Dove Cottage Gate Lodge, Press Castle, Coldingham, Berwickshire

Proposal: Alterations and extension to dwellinghouse

Applicant: Pauline Kerr

Agent:

Officer: Steven Callan

Observations by Development Control Officer

Application site is a small Category C(S) Listed lodge house situated just inside the entrance gates to Press Castle. The access road to the Castle runs past the front elevation and the rear of the property backs onto a coniferous woodland area.

Proposal is for the erection of a single storey extension at the rear of the property to create an additional bedroom and sun lounge. The works will involve removal of one of the windows to create a door way. The walls will be a smooth render and the hip ended roof will be slate. The windows and doors will be timber framed and double glazed.

There have been no objections regarding the proposal but AHSS and Berwickshire Civic Society have questioned why the drawings show timber framed windows and doors while the application form states they will be uPVC.

It is the approved drawings that the applicant will have to comply with but having said that uPVC is also consistent with Council policy on C(S) listed buildings. The current lodge is diminutive as most tend to be but the proposed extension is of a reasonable size that will not dominate the current building. As the extension will be at the rear elevation the visual aspect and the character of the listed building should not be compromised. The Planning Department therefore supports the proposal.

Recommendation: It is recommended that the application be approved subject to the following condition.

Sample panels of the external wall finish to be prepared on site for prior approval by the Planning Authority.

Reason: To safeguard the visual amenities of the area.


Steven Callan
Assistant Development Control Officer

4/7/05
Date