

**SCOTTISH BORDERS COUNCIL**

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

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

**REF :** 17/00140/FUL

**APPLICANT :** Mr Graham Lumb

**AGENT :**

**DEVELOPMENT :** Alterations and single storey extension to dwellinghouse and replacement windows (retrospective)

**LOCATION:** 10 Tweed Avenue  
Peebles  
Scottish Borders  
EH45 8AS

**TYPE :** FUL Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
001	Existing Layout	Approved
004	Sections	Approved
003A	Elevations	Approved
002	Floor Plans	Approved
	Location Plan	Approved
ENERGY CERTIFICATE	Specifications	Approved
	Photos	Approved
	Photos	Approved

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

Flood Protection Officer:

In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given.

Due to copyright restrictions I cannot copy the map to you however, if the applicant wishes to inspect the maps they can contact me to arrange a suitable time to come in and view them.

Review of the application shows that the proposed site is within SEPA's 1 in 200 year (0.5% annual probability) flood extent of the River Tweed and is at medium to high risk of flooding. Notwithstanding the above this is a small scale development that is unlikely to have a significant effect on the storage

capacity of the functional flood plain or affect local flooding problems and I would not oppose it on flooding grounds.

I recommend that the applicant adopts water resilient materials and construction methods as appropriate in the development and that the applicant review the Online Planning Advice on Flood Risk.

I would also recommend that, to receive flood warnings from SEPA, the applicant signs up to FLOODLINE at [www.sepa.org.uk](http://www.sepa.org.uk) or by telephone on 0845 988 1188.

Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.

Estates Officer: No objections.

Peebles and District Community Council: Response awaited.

Peebles Civic Society: No objections.

### **PLANNING CONSIDERATIONS AND POLICIES:**

Scottish Borders Local Development Plan 2016

Policy PMD2 Quality Standards  
Policy HD3 Protection of Residential Amenity  
Policy EP9 Conservation Areas

"Replacement Windows and Doors" SPG

### **Recommendation by - Craig Miller (Lead Planning Officer) on 25th April 2017**

This is a detached bungalow in Tweed Avenue, Peebles, within the Conservation Area. There is already an existing pitched roof extension to the rear of the property and this proposal is to add a small flat-roofed rear extension adjoining it. This element of the proposal has already been carried out and is retrospective. There is a limited visual impact and the extension sits in comfortably between the larger extension and the existing house. There will be negligible impact on neighbours as a result of this smaller extension. A condition is recommended to control the wet dash render colour.

The other amendment relates to replacement uPVC glazing in the existing extension. It did not appear that this work had yet been carried out. The glazing is currently modern and will be replaced with a similar range of large windows on the east elevation and southern return. I see no issue with these changes which do not increase the amount of overlooking or alter the proportions and acceptability of the existing extension.

There is a history of concerns over the cumulative impacts of floodwater displacement in the Tweed Green area and parts of Tweed Avenue but this was in relation to curtilage protection. After a Flood Risk Assessment was carried out, the Committee approved all the proposals that were in front of them. There is no suggestion from the Flood Protection Officer that this small rear extension would significantly impact on flood storage capacity or affect local flooding problems. They simply recommend an Informative which is duly attached.

### **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 colour of the wet dash render to be agreed with the Planning Authority before the final colour is applied. Once agreed, the colour to be applied as per the approved colour.  
Reason: To safeguard the visual amenity of the area.

**Informatives**

It should be noted that:

- 1 The Council's Flood Protection Officer advises the following:  
  
I recommend that the applicant adopts water resilient materials and construction methods as appropriate in the development and that the applicant review the Online Planning Advice on Flood Risk.  
  
I would also recommend that, to receive flood warnings from SEPA, the applicant signs up to FLOODLINE at [www.sepa.org.uk](http://www.sepa.org.uk) or by telephone on 0845 988 1188.

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