

SCOTTISH BORDERS COUNCIL

DEVELOPMENT AND BUILDING CONTROL COMMITTEE

APPLICATION FOR PLANNING PERMISSION – PART II REPORT

REF : 05/02351/FUL
APPLICANT : Mr & Mrs P Costello
AGENT :
DEVELOPMENT : Erection of dwellinghouse with integral garage
LOCATION : Plot 1 Site Adjacent Southview
Auchencrow
Scottish Borders
TD14 5LS
TYPE : Full Application

Observations by Development Control Officer - Mr Alasdair Maclean

This is a full planning application following on from an outline consent for a housing development on the edge of Auchencrow. This relates to Plot 1 which is the east most of the 4 sites. The proposal envisages the erection of 1 ½ storey dwelling built in an L shaped plan. It provides 4 upper floor bedrooms with, on the ground floor, 2 public rooms, a sun lounge, kitchen and utility rooms and an internal garage.

Technical issues relating to the access have been resolved with the Director of Technical Services and the Community Council raised no objection. One representation has been received from the neighbour whose property lies to the south across the public road. Her particular concern is that the gable ends of the store shed and adjoining garage will impact on the light and amenity of her property her dwelling having already suffered a loss of light and privacy from the neighbouring new house on Plot 2.

In terms of privacy the windows on the proposed dwelling outlooking towards the objector's property are some 30 metres from her dwelling. The nearest point of the dwelling, the single storey store is some 18 metres away. In terms of impact on sunlight and daylight the proposed dwelling lies to the north east. At the distances involved the new dwelling would not have a significant impact all the more so as the highest point of the house ridge is a modest 7.5 metres. Whilst it is conceded that the applicants property is single storey with north facing windows the objection cannot be supported.

Recommendation

It is recommended that the application be approved subject to the following condition(s) :-

The roofing material to be agreed by the Planning Authority before the development is commenced.

Reason: To safeguard the visual amenity of the area.

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.

Two parking spaces and a turning aea to be provided on site.

Reason: In the interest of road safety.

The access to the site to be formed and completed to the specification of the Planning Authority prior to occupation of the dwelling.
Reason: In the interest of road safety.

DELEGATED PROCEDURE

It is considered that this application can be determined in accordance with the procedure for delegation to the Chairman, the Local Member and the Head of Planning & Building Standards.

___ NO RESPONSE WITHIN TIME LIMIT ___ (Local Member) ___ (Date)
___ [REDACTED] ___ (Chairman) 19/04/08 (Date)