

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application for Planning Permission

Reference : 10/00786/FUL

To: Mrs Elizabeth Wood Woodburn Auchencrow Scottish Borders TD14 5LS

With reference to your application validated on **1st June 2010** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Demolition of garage and erection of dwellinghouse (renewal of previous consent 04/02474/FUL)


at : Land East Of Woodburn Auchencrow Scottish Borders

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 22nd August 2012
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



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Head of Planning and Regulatory Services

APPLICATION REFERENCE : 10/00786/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
04-041-002	Location Plan	Approved
04-041-001	Elevations	Approved
04-041-003	Elevations	Approved

REASON FOR DECISION

The development proposed would be compatible with planning policies relating to design/development quality, protection of residential amenity and rural housing, taking into consideration the proposed design, materials, siting and relationship of the development with existing development.

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 3 Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to and approved in writing by the Local Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 4 No development shall take place until a revised site plan has been submitted to, and approved in writing by the planning authority which reflects the following items:
- omission of the service layby
- 5.5m access width with 3m radii for manoeuvring vehicles safely in and out of the access
- retention of maximum amount of stone walls but at reduced height of 800m
- parking provision for two vehicles (not including garages) for both the existing and the proposed dwelling i.e. 2 per dwelling within curtilages
The development shall be undertaken in strict accordance with the site plan approved in response to this condition.
Reason: to ensure that the development is safe for road users, while at the same time maximising development quality by preserving the character of the village street scene as far as is reasonably practicable.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

The applicant is reminded that this permission does not convey approval for works affecting third party rights which may exist on the land or any adjoining. The applicant is therefore advised to seek the approval of any parties having an interest in any land affected by this permission.

The applicant is reminded that this permission is subject to the legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, which requires that a financial contribution towards the provision of local schooling facilities be paid at an agreed point in the future.

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

Notice of Initiation of Development

Section 27 of the Town and Country Planning (Scotland) Act (as amended) requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, once they have decided the date they will start work on the development, inform the planning authority of that date as soon as is practicable. A form is enclosed with this decision notice for this purpose.

Notice of Completion of Development

Section 27B requires that any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

When planning permission is granted for phased development then under section 27B(2) the permission is to be granted subject to a condition that as soon as practicable after each phase, other than the last, is completed, the person carrying out the development is to give notice of that completion to the planning authority.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD

Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA

Scottish Water, Developer Services, 419 Balmore Road, Possilpark, Glasgow G22 6NU

British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND

Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA

Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL

BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH

THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD

Susiephone System – **0800 800 333**

If you are in a Coal Authority Area (Carlops or Newcastleton), please contact the Coal Authority at the following address: The Coal Authority 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG.