

This document takes into consideration to the recent adoption of new National Planning Framework 4 (NPF4) by Scottish Borders Council and how it impacts the recent planning application at 11 Tweed Avenue in Peebles. I feel the following policies should be considered when reviewing the application.

Climate mitigation and adaptation

Policy 2

The proposal is to extend into the attic space to provide an additional bedroom and liveable space. This will reduce the need for an extension to gain the additional space required as the existing house will be retrofitted and the overall emissions necessary to build and create the additional space will be lower.

Historic assets and places

Policy 7

The property sits within the Peebles conservation area and the proposal is to replace the existing roof with a new roof that sits roughly 70cm above the existing roofline. The current roof height does not allow for a habitable space within the attic therefore the roof is to be raised. The impact on the conservation area is to be kept to a minimum as the roof shape/form is to be matched as best as possible and the existing roof slates and ridge/eaves ornaments are to be re-used to keep a similar character.

Zero Waste

Policy 12

The nature of an attic conversion is to use space that is already available and negates the need to build within the garden ground. As above, the proposal is to re-use the existing roof slates and ridge/eaves ornaments. This will alleviate the use of virgin material to the roof as well as to internal finishes as the client is keen to use salvaged/reclaimed materials as much as possible.

Quality homes

Policy 16

As demonstrated in the recent flooding events of December 2022 and previously December 2015, there is a requirement of a safe place to retreat as both times the water level reached a height above that of the finished floor level and the fire service were called to rescue the owner. The new attic floor would be at a level above that of any potential flood and would allow the occupant to move any personal belongings/pets to higher ground in the event of a flood warning; and use the space for accommodation whilst the flood waters are high to avoid the costly requirement of renting short term.

Flood risk and water management

Policy 22

As stated above there have been multiple floods over the last decade that have required rescue and significant remedial work carried out on the property. The client is looking to increase the habitable space via an attic conversion that will have no impact on the flooding capabilities of the surrounding area as the area of impermeable surface is not increased.

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