

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 23/00407/FUL

APPLICANT : Mr Keith Robertson

AGENT : Stuart Davidson Architecture

DEVELOPMENT : Alterations and extension to dwellinghouse

LOCATION: Glenfield
Redpath
Earlston
Scottish Borders
TD4 6AD

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
P818-PL-LOC	Location Plan	Approved
P818-PL-003	Existing Plans	Approved
P818-PL-001 D	Proposed Plans	Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

No representations have been received.

CONSULTATIONS:

Berwickshire Civic Society: No view on the alterations described in this application to renovate a dwelling of little or no architectural or historic merit.

Community Council: No response.

Roads Planning Service: Whilst I have no problem with the alterations to the existing dwelling, I have some concerns regarding the annex element of the proposal. If the annex element is to be utilised for accommodation purposes not related to the family/owner of the main dwelling, I would require details of how the applicant proposes to accommodate parking for both properties. The street outside is restricted in width and there is limited opportunity for parking outwith property curtilages along the street. A condition is recommended that the annex must be tied to the existing dwelling and its use limited to that of ancillary to the main dwelling, not as a separate dwelling or holiday let.

PLANNING CONSIDERATIONS AND POLICIES:

National Planning Framework 4

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation
Policy 4: Natural Places
Policy 7: Historic Assets and Places
Policy 14: Design, Quality and Place

Local Development Plan 2016

PMD1: Sustainability
PMD2: Quality Standards
HD3: Protection of Residential Amenity
EP4: National Scenic Areas
EP9: Conservation Areas

Supplementary Planning Guidance:

Placemaking and Design 2010
Householder Development (Privacy and Sunlight) 2006

Recommendation by - Julie Hayward (Lead Planning Officer) on 1st August 2023

Site and Proposal

The application relates to a modern, detached, single storey dwellinghouse situated within the Conservation Area and National Scenic Area. There is an electricity sub-station in the north eastern corner of the property and a footpath runs adjacent to the north eastern boundary.

The proposal is to remove the roof of the existing house and form a replacement roof with a higher ridgeline, roof lights and replacement chimney to provide first floor accommodation (3 bedrooms, en-suite and shower). The roof would be slate.

An extension would be erected on the rear elevation (4.2m by 4.2m) to provide a lounge. This would have vertical timber clad walls and a fibreglass flat roof.

A separate, one-and-a-half storey building would be erected to the east of the house to provide ancillary accommodation including a kitchen, lounge, two bedrooms, a utility room and shower at ground floor level and a bedroom and bathroom at first floor level. The ground would be re-graded to provide a level surface and one tree would be felled. The walls would be rendered and clad in vertical timber boarding.

Assessment

There are no issues with the raising of the roof or proposed extension to the existing house. The property is a bungalow of little architectural merit. The extension would be sited to the rear and the scale, design and materials are considered to be acceptable. The proposals would not harm the character of the Conservation Area or special qualities of the National Scenic Area. There are no concerns regarding impacts on the light or privacy of neighbouring properties.

The proposed annex would have a large footprint (7.5m by 14m), which would be only slightly smaller than the existing house (7.5m by 15m). The accommodation would be on 2 floors and the ridge height would be 1m higher than the existing house and 250mm lower than the proposed ridge height. This would not read as ancillary accommodation, subservient in scale; the development would be of a scale that could be used as a separate dwellinghouse or holiday accommodation.

The agent was advised of these concerns and a revised drawing has been submitted that omits the annex accommodation. The application can now be supported.

The proposal would not result in a loss of on-site parking. No trees would be felled.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Statutory Development Plan and there are no material considerations that would justify a departure from these provisions.

Recommendation: Approved subject to 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.
- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the 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, windows, doors and roof of the extension and materials for the walls and roof for the existing dwellinghouse have been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: To safeguard the character and appearance of the Conservation Area.

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