

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 06/02125/FUL
APPLICANT : Mr & Mrs A V Tait
AGENT : Dunkley Architectural & Building Design
DEVELOPMENT : Erection of dwellinghouse and detached garage
LOCATION: Land North East Of Lairdshill
Stichill
Kelso
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
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NUMBER OF REPRESENTATIONS: 1
SUMMARY OF REPRESENTATIONS:

PLANNING CONSIDERATIONS AND POLICIES:

Recommendation by - () on 27th February 2007

SCOTTISH BORDERS COUNCIL

DEVELOPMENT AND BUILDING CONTROL COMMITTEE

APPLICATION FOR PLANNING PERMISSION – PART II REPORT

REF : 06/02125/FUL

APPLICANT : Mr & Mrs A Tait

AGENT : Dunkley Architectural & Building Design

DEVELOPMENT : Erection of house and detached garage

LOCATION : Land north east of Lairdshill, Stichill

TYPE :

Observations by Development Control Officer -

This is a full application for the erection of a one and a half storey house in this paddock near Stichill Stables. The house incorporates a family room, lounge/sun lounge and dining room on the ground floor and three bedrooms on the upper floor. Externally the house will have a render and natural stone finish and a slate roof. A double garage is proposed on the eastern part of the site. Access will be via a private unsurfaced road approximately a mile long from the east which leads onto the B6364 from Sitchill to Hume.

The applicant previously submitted an outline application for the same site. It was refused by the Main Committee in June 2006 as the house was contrary to the Housing in the Countryside policy in that there was not the required building group of three houses in the vicinity of the house.

An objection has been submitted to this application by a third party who feels the proposal is contrary to the Council's Housing in the Countryside policy. The writer also feels that the existing road cannot cope with any more traffic and would need considerable upgrading.

At the time of the original application being refused, in the immediate vicinity of the site was a house formed from former piggery buildings and a recent house replacing a former timber house. Since then planning consent has been granted for a house on the site of the former butler's wing which formed part of Stichill Mansion House. This application was approved on October 2006 and works have commenced on-site. The significance of that unit is that it will effectively form a building group of three residential units which would allow this application to be approved as it would be an acceptable addition to the group. The only stipulation would be that the aforesaid house approved in Oct 2006 should be substantially complete before any on-site works can commence in order to ensure compliance with the Housing in the Countryside policy. The Director of Technical Services has supported the plans provided upgrading of the access is carried out.

Recommendation

I recommend the application is approved subject to the following conditions;

1 – The external render to be agreed with the Planning Authority

Reason: To safeguard the visual amenity of the area

2 – The access track to be upgraded to the satisfaction of the Planning Authority prior to the house being occupied. This will require surfacing from the end of the existing surfaced track to the turning area at the proposed property as identified green on the approved plan and the provision of passing places along this route

Reason: In the interests of road safety

3 – No building works to commence on-site until works to the approved house subject to planning reference 06/00901/FUL are substantially complete

Reason: In order to ensure the Council's Housing in the Countryside policy is adhered to

4 – Parking and turning for a minimum of two vehicles, excluding any garage, must be provided and retained in perpetuity within the curtilage of the property

Reason: In the interests of road safety

5 – The gradient of the parking and turning area must not be greater than 1 in 18

Reason: In the interests 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.

_____ (Local Member) _____ (Date)

_____ (Chairman) _____ (Date)

REASON FOR DECISION :

Recommendation: Approved subject to conditions

- 1 The external render to be agreed with the Planning Authority.
Reason: To safeguard the visual amenity of the area.
- 2 The access track to be upgraded to the satisfaction of the Planning Authority prior to the house being occupied This will require surfacing from the end of the existing surfaced track to the turning area at the proposed property as identified green on the approved plan and the provision of passing places along this route.
Reason: In the interests of road safety.
- 3 No building works to commence on-site until works to the approved house subject to planning reference 06/00901/FUL are substantially complete.
Reason: In order to ensure the Council's Housing in the Countryside policy is adhered to.
- 4 Parking and turning for a minimum of two vehicles, excluding any garage, must be provided and retained in perpetuity within the curtilage of the property.
Reason: In the interests of road safety.
- 5 The gradient of the parking and turning area must not be greater than 1 in 18.
Reason: In the interests of road safety.

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