

Reference: 05/02159/FUL
Site: The Blue House, Near Swansfield Farm, Reston
Proposal: Change of use to form dwellinghouse
Applicant: Mr & Mrs A White
Agent: Bain Swan Architects
Officer: Steven Callan

Observations by Development Control Officer

Application site is a reasonably small derelict stone dwelling containing a steep pitched slate roof situated 4 metres off the single lane road that leads to Warlawbank a few miles west of Reston Village. The property is over 40 metres west of the turn off the road leading to Swansfield Road and is 120 metres east of a sharp right turn towards Warlawbank. The road verge contains number of mature deciduous trees. The site slopes reasonably steeply eastwards towards the road side.

Proposal is for a change of use of the derelict dwelling to be converted into a habitable living accommodation again. The site has change of use planning consent since 2000 and the applicant is basically keeping the consent live.

There have been no objections but the Director of Technical Services has requested a few conditions be attached with the consent.

The building appears to be structurally capable of conversion and it is within Council planning policy to support conversions of such buildings. No trees should be affected with any development. Based on this and the fact this is a re-application to keep a former consent live the Planning Department supports the proposal.

Recommendation: It is recommended that the application be approved subject to the following conditions.

The prior consent of the Planning Authority to be obtained for any extensions or alterations affecting the external appearance of the building.
Reason: To safeguard the visual amenity of the area.

The vehicular access to the site to be completed to the specification of the Planning Authority before the dwellinghouse is occupied.
Reason: In the interests of road safety.

A vehicle turning area and either a garage space and a parking space or two parking spaces to be provided within the site.
Reason: In the interests of road safety.

A service lay by to be constructed to the specification of the Planning Authority before the dwellinghouse is occupied.
Reason: In the interest of road safety



**Planning & Economic Development
Berwickshire Area
Part III Report**



Two passing places to be constructed to the specification of the Planning Authority at agreed locations before the dwellinghouse is occupied.

Reason: In the interest of road safety.

The existing trees on the site to be retained to the satisfaction of the Planning Authority.

Reason: To safeguard the visual amenity of the area.

[Redacted signature]

Steven Callan
Assistant Development Control Officer

20/1/05
Date