

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 20/01580/FUL
APPLICANT : Mr Geoff Longstaff
AGENT : Aidan Hume Design
DEVELOPMENT : Erection of garage block
LOCATION: Garden House Linthill
Melrose
Scottish Borders
TD6 9HU
TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
L01 A	Location Plan	Approved
P01 A	Proposed Plans & Elevations	Approved
P02 A	Proposed Site Plan	Approved

NUMBER OF REPRESENTATIONS: 1
SUMMARY OF REPRESENTATIONS:

Representations

One letter of support was received in respect of the proposals.

Consultations

Roads Planning Officer: No objections to the application.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD2: Quality Standards

EP1: International Nature Conservation Sites and Protected Species

EP2: National Nature Conservation Sites and Protected Species

EP3: Local Biodiversity

EP7: Listed Buildings

EP10: Gardens and Designed Landscapes

EP13: Trees, Woodlands and Hedgerows

HD3: Protection of Residential Amenity

Supplementary Planning Guidance:

Landscape and Development 2008
Placemaking and design 2010
Privacy and sunlight guide 2006
Trees and Development 2008

Recommendation by - Brett Taylor (Planning Officer) on 24th March 2021

Site description

The application site is in the grounds of Linthill house, at Linthill near Lilliesleaf. The walled garden adjoins the site, which was the site of 20th century outbuildings and vegetable plots.

Proposed development

This application is for the erection of a garage block with an apex roof and will measure 13.6m x 6.2m and will be 5.7m in height. The proposed materials will comprise of a slate roof, roughcast render and vertical timber cladding for the walls. The front north-western elevation would comprise of four sets of double doors, with three windows on the rear south-eastern elevation. A staircase leading to a upper loft door is earmarked for the side north-eastern elevation. It would utilise the existing access.

Planning history

17 December 2015 - Planning permission granted for the erection of a double garage (15/01301/FUL).

Principle

The principle of a garage block to serve the existing residential property is agreeable, provided it is for domestic purposes ancillary to that of the property. The agent has confirmed on the submitted application forms that the building is designed for that purpose and a condition should be imposed to ensure this is the case.

Placemaking & Design

Policy PMD2 aims to ensure that all new development is of a high quality and respects the environment in which it is contained. The proposed garage block would a functional building but it would be relatively hidden by the existing trees and being lower than the adjacent road. It would approximately positioned on the site of the previously consented double garage and will utilise the existing access and as such I consider this would be an acceptable addition to the area. The materials proposed would be suitable in this context and are typical of materials found on similar structures within the Scottish Borders. In addition, given the relatively remote location of the site which is well-off the public highway and generally invisible to all public views. The proposal will have no detrimental impact on its rural surroundings and as such is considered to comply with Policy PMD2.

Neighbouring amenity

Given the location, I consider the development will not harm neighbouring amenity in terms of daylight, sunlight, outlook impacts or potential noise.

Cultural and Natural Heritage.

Linthill House, Linthill Stables, and the walled garden at Linthill, are all listed buildings and the site lies within the Linthill Designed Landscape. The proposed garage is not visible from the house, and not prominent from the stable building. It is in terms of the relationship with the adjoining walled garden, I am satisfied that there are no issues in terms of impacts on any listed fabric or listed setting and the surrounding designed landscape. The proposals are considered to comply with policies EP7 and EP10.

Ecology

With respect to ecology, I consider the proposals would have a negligible impact on ecology and biodiversity of the surrounding area.

Roads Planning Service

The Council's Roads Planning Service have no objections to the proposals.

Services

The applicant has indicated on the submitted plans that no services are required for this development.

Trees

I am satisfied that the proposals are sufficiently distant from the nearby mature trees and therefore comply with policy EP13.

Conclusion

The proposed development is considered to comply with the relevant policies outlined in the Scottish Borders Local Development Plan 2016 and adopted supplementary planning guidance. It is recommended that planning permission be granted.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 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 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.
- 2 The building hereby approved shall be used only for private domestic purposes incidental to the principal house (as shown on the approved location plan) and not for commercial or other unrelated purposes.
Reason: To safeguard the amenity of the area and amenity of neighbouring properties and ensure a development appropriate to the countryside location.

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