

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 15/01301/FUL
APPLICANT : Mr G Longstaff
AGENT :
DEVELOPMENT : Erection of detached garage
LOCATION: Garden House
Linthill
Melrose
Scottish Borders
TD6 9HU
TYPE : FUL Application
REASON FOR DELAY: No Reason

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status	
OS EXTRACT	Location Plan	Approved	
ELEVATIONS, FLOOR PLAN AND SITE		Elevations	Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

ROADS PLANNING SERVICE: I have no objections to this proposal.

ARCHAEOLOGY OFFICER: There are no known archaeological implications for this proposal.

PUBLICITY AND REPRESENTATIONS

The application was publicised by means of the direct postal notification of 7 neighbouring premises. No objections or representations were received.

PLANNING CONSIDERATIONS AND POLICIES:

POLICY CONTEXT
Scottish Borders Consolidated Local Plan 2011
G1, BE2, BE1, H2, NE4

OTHER PLANNING CONSIDERATIONS:
Scottish Borders Council Supplementary Planning Guidance:
- Householder Development
- Placemaking and Design
- Trees and Development

Emerging Local Development Plan
Scottish Borders Council: Proposed Local Development Plan 2013

PMD2, HD3, EP7, EP8

Recommendation by - Andrew Evans (Planning Officer) on 24th November 2015

SITE

The application site is in the grounds of Linthill house. The walled garden adjoins the site, which was the site of 20th century outbuildings and vegetable plots. This application site is understood to have previously been the location of raised beds outwith the walled garden. The walled garden now houses a new build dwelling, straddling the wall. This adjoining land subject to this application now forms garden ground for the new house.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a garage block to serve the neighbouring new build dwelling located within the walled garden at Linthill. The application requires to be assessed principally in terms of policies G1, H2 and BE4 of the Consolidated Scottish Borders Local Plan (CSBLP). Policies PMD2, HD3 and EP7 of the proposed Local Development Plan (LDP) are also relevant.

PLACEMAKING AND DESIGN

The proposed garage block is sensibly located in landscape terms. The site is lower than the adjacent road. The garage building will read as a subservient addition, adjacent to the walled garden. The proposed building would feature timber cladding. The proposed building would have walls clad externally in vertical larch cladding. The roof would be finished in a zinc sheet, with a standing seam finish. These materials are generally acceptable. A condition would be appropriate to ensure the requirements of policy G1 of the CSBLP and policy PMD2 of the LDP are met. The condition will require submission of sample of the materials to be used.

HERITAGE CONSIDERATIONS

Linthill House, Linthill Stables, and the walled garden at Linthill, are all listed buildings. 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, rather than the stable that detailed consideration of potential impacts is required. I am however satisfied that there are no issues in terms of impacts on any listed fabric or listed setting.

NEIGHBOURING AMENITY AND PRIVACY

Policy H2 of the CSBLP and policy HD3 of the LDP seek to protect residential amenity. In addition, the adopted SPG on Householder Development sets out standards for amenity and privacy. The SPG seeks to ensure minimum standards are met. In this case I am satisfied that no issues arise, and the proposals are in complete compliance with policies H2, HD3 and the SPG standards.

TREES, WOODLAND AND HEDGEROWS

There are no immediately adjoining trees of significance, albeit there are some very poor quality trees immediately adjoining the site. There are multi stemmed overgrown trees, along the site fence line, which shall require to be removed to enable the development to take place. The loss of these trees poses no concerns. These "Trees" appear to have originally been a hedge line, which has been permitted to grow untrimmed for several decades. It is none the less important that only the agreed trees on the site are removed. The submitted plans are deficient in terms of appropriately identifying the trees for removal. It is therefore appropriate that a condition be imposed, to ensure appropriate confirmation is achieved regarding the trees to be felled. This will ensure compliance with policy BE4 of the CSBLP and policy EP13 of the Local Development Plan. A suitable condition wording is proposed at the end of this report.

ROAD SAFETY

The Roads Planning Service was consulted on the application. They advise there are no objections to the proposals. The proposed garage building is considered acceptable in terms of impacts on road safety.

REASON FOR DECISION :

The proposals are considered an acceptable form of development. The proposed garage would comply with policies G1, BE2, BE1, NE4 and H2 of the Scottish Borders Consolidated Local Plan 2011, and with adopted Supplementary Planning Guidance on Householder Development, Trees and Development, and Placemaking and Design.

Recommendation: Approved subject to conditions

- 1 A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 2 The building hereby approved is to be used for purposes incidental to the principal house, and not used for any commercial or business purposes or use not incidental to the house,
Reason: To ensure the use of the building is compatible with the surrounding countryside, and neighbouring dwellings.

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