

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 07/01618/LBC

APPLICANT : Mr And Mrs Shaw Stewart

AGENT : Hugh Shaw Stewart

DEVELOPMENT : Erection of dwellinghouse incorporating existing garden wall

LOCATION: Walled Garden At Linthill
Lilliesleaf
Scottish Borders

TYPE : LBC Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
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NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

PLANNING CONSIDERATIONS AND POLICIES:

Recommendation by - () on 12th February 2008

This application for listed building consent and full planning permission relates to a walled garden site, part of the policy grounds of Linthill House.

In terms of housing in the countryside policy, there is an existing building group and sense of place at this location. The walled garden sits close to two of the residential units, a gardener's cottage and a flat which comprises part of a courtyard range of buildings. The main house is the third house within the group and sense of place. A house within the walled garden is therefore acceptable under the housing in the countryside policy.

The proposed house is of contemporary design but relates well to its setting. This design would not suit all locations but being contained within a walled garden and sitting at low level below the surrounding garden wall reduces its visual impact, even when viewed from within the garden. A pre-submission meeting with the Council's Heritage and Design Officer and the Historic Scotland representative "gave the green light" to this design approach. Historic Scotland has officially cleared the applications.

It is considered that the proposals are acceptable.

Recommendation:

I recommend that the applications are approved.

REASON FOR DECISION :

Recommendation: Approved

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