

Comments for Planning Application 17/00005/PPP

Application Summary

Application Number: 17/00005/PPP

Address: Land South Of Balmerino Ashkirk Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Andrew Evans

Customer Details

Name: Mr alastair fraser

Address: Balmerino, Ashkirk, Selkirk, Scottish Borders TD7 4NY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Height of
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected

Comment: Planning Application Ref 17/00005/ppp

Land south of Balmerino Ashkirk

We wish to strongly object to the above Planning Application for the erection of a dwelling house for the following reasons.

The land is outwith the SBC development area

Scottish Borders Consolidated Local Plan 2011

Chapter 3 Policy G1-Quality Standards for New Development---This states that all new development will be designed to fit townscapes and integrate with its landscape surroundings.

This proposal fails to integrate and is not compatible with the build form of the two nearest

dwellings (Balmerino & The Floss) which are both single storey houses.

The track to the site is not suitable or sufficient for more traffic and construction vehicles entering and exiting will cause severe damage to an already poor track (if they can actually negotiate the sharp bend to get into the site)

There is an access strip left between the proposed site and The Floss-Is this so further development could be applied for in the future

Need for further Housing in Ashkirk

The development at Cransfield Drive still has vacant plots after more than 20 years and if there was a need ,would these not have been utilised.

Also the proposal behind Cransfield would have been snapped up by a commercial builder if they thought there was a need in the village.

The application will have a serious detrimental effect on the local wildlife environment as deer have used this part of the field moving from the woods at the rear of Balmerino on a daily basis for the 30 years we have lived here.

The cumulative impact of the proposal will have amenity issues on the the neighbouring dwellings- the scale of the plan does not fit well within the group and will look down and dwarf the existing properties resulting in loss of privacy and winter sunlight and is not in compliance with Policy HD3.

On the application the house is to be connected to the mains drains-there is no mains drains anywhere near the site.

On the application it states that the Daughter seeks to be an active part in the local community and staying on the proposed site will further strengthen the local Ashkirk community.---You don't have to build a house to do that ---you could buy one of the nine properties currently on the market.

The house could be built at the top end of the field where it would be more compatible with the existing cluster of houses near Woodlands and serviced by a more suitable access road.

Alastair & Mandy Fraser
Balmerino
Ashkirk.

Comments for Planning Application 17/00005/PPP

Application Summary

Application Number: 17/00005/PPP

Address: Land South Of Balmerino Ashkirk Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Andrew Evans

Customer Details

Name: Mr Derek Sawyers

Address: The Floss, Ashkirk, Selkirk, Scottish Borders TD7 4NY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate drainage
- Increased traffic
- Legal issues
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Trees/landscape affected
- Value of property
- Water Supply

Comment: We wish to object to the above planning application on the following grounds -
The site of the proposed new dwelling would impose upon our property (The Floss) and the adjoining property (Balmerino). The field level rises considerably behind our property which would be overshadowed by any dwelling sited as shown.

After heavy rainfall our property suffers with excess water draining from the field where this proposed new dwelling would be sited. Any work to accommodate footings, driveways etc. could adversely affect the water course and could therefore put our property at further risk.

The application states that the new dwelling would be connected to the existing public drainage system. There is no main sewerage or surface water system, each property has its own systems

in place. If a septic tank and/or soakaways were to be applied to the proposed dwelling, any run off from these would affect our property due to the fall of the field towards us.

If the proposed dwelling was sited at the top of the field adjacent to Woodlands, it could be linked in to the existing systems available to that group of houses and would also benefit from better access.

The plan shows access across a shared driveway from the public road , we are responsible for 50% of the upkeep of this and it could not cope with any increase in traffic. We understand that the applicants (owners of Woodlands) have access rights into the field which they are wanting to retain. There is no access right to an additional property.

Should this application be granted and the dwelling not then built, the permission would be valid for a further five years which could adversely affect the sale of our property.

It is stated that the proposed dwelling is for the applicant's daughter but once permission is granted this could change and the plot or any subsequent building could be placed on the open market.

There is no need for any more housing in Ashkirk which is substantiated by the fact that there are several houses already on the market, there is a building plot which has been on the market for over 5 years and there is another proposed substantial building development with outline permission which does not seem to be attracting any developers.

We feel that the proposed dwelling is sited within a field which we consider to be outside the boundaries of normal permitted housing development.

Derek and Glynis Sawyers