

DOCUMENTS 1-5 INCL.

17/00530/FUL

**Notice of review to Scottish Borders Council
Land to North-West of Alderbank, Macbiehill, West Linton**

1. **Permitted development in the countryside** - If no development is permitted on the hill site behind Alderbank because of the HD2 regulation, we should have been told that by Dorothy Aymes when a first visit was made by Douglas, Kanak and Gillian about a year and a half ago.
2. At this first meeting of D & G + Kanak the application was a 3-house application and then Dorothy said ribbon development would not be permitted, but suggested a single house.
3. There was also a subsequent visit when Kanak and GG visited Dorothy at St. Boswells to further discuss the propositions for a house, but then the discussion was on the particulars of the house and its location relative to the proposed site. **At no time was it brought to our notice that the HD2 regulation would not permit development.**
4. The fact that there are now **no pre-application meetings** makes things increasingly difficult. Such meetings were held to avoid wasting clients' time and money and to iron out any issues prior to application.
5. **Planting plan** – the finished work on the Alderbank planting plan should have been checked at the time of signing off, however there was no inspection. Happy to embrace a **new planting plan with native hardwoods.**
6. The proposed site is **not an agricultural field**, as there is a considerable hard standing which leads to an old quarry – this area must have been used commercially in earlier times.
7. The sloping ground at Alderbank is **not a natural boundary** – this was created by a digger prior to building the house.
8. **The level of the land could be reduced considerably if required** – ie. To the level of the Alderbank gas tank level.
9. If there is a **good bank of shrub/tree planting between Alderbank and the proposed new house** this would give the privacy required and take away from the visual impact of a new house dominating Alderbank.
10. The building proposed is an Eco house with solar panels and will be very well planted.
11. Demand for housing is so high just now and Mid and East Lothian have huge new developments, so presumably **Borders must also need new housing.**

KANAK K BOSE

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20th January 2017

Dear Mr Miller

Re : New House (proposed) at Site to North West of Alderbank, Macbiehill

I have had a number of unsuccessful attempts at obtaining consent for a further dwelling adjacent to Alderbank, Macbiehill which I understand from the client you dealt with originally. On looking through the various attempts I think one thing stands out and that was the height of the building. Also I think the question arose as to what is the robust boundary of the building group.

Rather than an appeal the last application (16/01319/FUL), I have suggested to the client that we have a discussion with you and maybe indeed they have one more attempt. With this in mind I also thought we needed some more information and I now have accurate spot heights taken over a 10m grid on the site. I also have photographs of the trees that have already been planted. This all helps me in my understanding of the site.

Here is my thinking :

At some point there has been a consent for the paddock to the North East of the buildings (see attached drawing marked No 1). This has now lapsed. This must have assumed the boundary of the building group could be extended to the North and East. To my mind, this was a flawed approach as I believe the robust boundary of the building group is the existing demarked boundary between points A&B on my drawing (marked No 2). However, it does demonstrate there is an acceptability for a further house in the building group.

By adding to the not unsubstantial planting along the North West Boundary (point B-C) the whole of the west paddock can be wrapped into the building group and this boundary, defined not only by a fence, by existing planting (some mature) and by a ditch, should be considered (in my opinion) the limit of the building group, or indeed the extent of the robust boundary that envelopes the community. The South West boundary (C-D) speaks for itself in any case.

The house you assisted with (Alderbank) is a good design solution. I have suggested and the client has agreed that any new house should pick up the scale, massing and details of Alderbank, so they become a 'pair'. The new house should also be smaller in footprint than Alderbank so as it does not dominate. It should use the same building line as the South West elevation of Alderbank, and be returned to form a small courtyard, creating an 'end' to the building group and giving closure to any further development. I have marked the footprint on my drawing.

I wondered Craig, if you could give the matter some serious consideration. My clients are into their retirement and the construction of one more house would really make a difference to them – without this they will probably have to give up their existing home at Macbiehill which would be a shame after spending so long developing a community there.

I also attach some photos of the planting that has been carried out to date. I would be happy to either meet you on site or indeed come to St Boswells if you wish to discuss this.

Yours sincerely

Kanak Bose