

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through
this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

none

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please see attached impact study + supporting statement

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

n/a

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Planning Appeal Impact Study
 Planning Appeal Supporting Statement
 Drawing Numbers: P462-001, 002, 003, LOC

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:


- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

22.09.17

The Completed form should be returned to the Head of Corporate Administration, Scottish Borders Council, Council Headquarters, Newtown St. Boswells TD6 0SA.



STUART DAVIDSON
ARCHITECTURE

CLIENT
MR + MRS RUTHERFORD
PROJECT
PROPOSED ALTERATIONS + EXTENSION TO 1 GLENKINNON, CLOVENFORDS
PLANNING REFERENCE
17/00472/FUL

SUPPORTING STATEMENT

1.00 PREFACE

On behalf of our clients Mr + Mrs Rutherford we make the following appeal against the planning refusal on the above project.

We feel that the reasons for refusal in this case the single reason, that the proposals are contrary to *Policy PMD2 of the Scottish Borders Local Development Plan 2016*, highlighting that it is the planning officers opinion that the scale of the proposal "would not be of a scale that would be visually appropriate to the existing building of its surroundings".

We feel that this can only be assumed to relate to the overall building group present in this location, which encompasses 5 mixed size + height dwellings along with their outbuildings, all set within dense + mature tree planting.

Within the building group there are at total of 2 1½ story dwellings along with 3 single story dwellings, all properties vary greatly in age, style, finish + building pattern.

2.00 BACKGROUND

The applicant's dwelling was originally built as 1 of 2 cottages serving the expanding forestry at Glenkinnon + the overall Yair, which have since been sold, with both altered, especially the aesthetic appearance of the neighboring property.

The current property at 1 Glenkinnon forms a 2 bedroom dwelling which has been altered + extended in an "ad-hoc" form over a period of time which creates a slightly disjointed layout internally, rendering sections of the dwelling severely restricted for modern use. Currently the Lounge space is un-usable as this forms the main thoroughfare to the Kitchen/Dining Room + rear garden, the entrance hallway is further restricted which results in an uncomfortable relationship with both Bedrooms. Furthermore, the Bathroom space is not seen as being "accessible" being restricted + constrains the use as a Family Bathroom.

The neighbouring property built at the same time has been drastically re-designed in recent times with a full replacement slated roof removing the exaggerated "kick" in the slates to the base of the roof, removal of bedded ridge tiles for a more traditional zinc ridge, along with aesthetic changes to the external walls including mock brickwork corner quoins, dry dash render + the removal of timber fascia to the main roof.

This creates a significant aesthetic change to that of my clients home, which still retains the original features with simplified traditional finishes throughout.

Overall due to this we feel the 2 properties should not be viewed as a pair + more as complimenting properties within the greater group.

3.00 PROPOSALS

The proposals are to form a modest 1½ story extension to the Northerly (rear) face, which is encircled by a densely planted bank of mature trees, breaking the public viewpoint + not allowing the 2 dwellings to be read together easily from the fast moving public road located on the opposite side of the valley.

The proposals would require a slightly raised ridge line to the existing which is proposed to be married with the existing roof plane, nestling behind the existing chimney stack to the Southerly face, reducing any impact this has to the main frontage.

We understand that the reason behind the Planning Department's refusal was focused fully on the view to the Northerly elevation from the opposite side of the valley + as such we feel that to understand the overall impact the property has from the main viewpoints can only be ascertained by the attached impact study + further informative.

This shows that apart from a very small window of view, the building is either totally obscured from view or is read as an overall grouping with not only the neighboring property but also that of the other 4 mixed height properties within the grouping. The viewpoints are further restricted by the fact that there is no designated pedestrian access or pavement to this section of carriageway.

Overall the impact the proposed dwelling has on the surrounding countryside + aesthetic of the building group we feel is minimal + cannot be read from main public viewpoints against the neighboring property.

4.00 DESIGN

The design ethos of forming a single gabled pitch with simplistic timber clad corners + Pilkington low glare glass further compliments the low impact approach, with the natural timber specified to weather + blend with the natural surroundings + the low glare glass removing any possible reflection issues from the opposite side of the valley, thus creating an extension which will melt into the surrounding landscape.

The internal additional space has been designed to allow for maximum use on a minimal footprint, this allows the internal of the property to be re-designed on the Ground Floor level creating accessible routes + main facilities as well as much sought after family space.

Without the low impact extension, the property fails as a modern livable home + also means that the concept of "lifetime homes" which are set out by the Joseph Rowntree Foundation, of which the modern Scottish Building Standards takes many leads, will never be able to be met by this property the standards highlight it should:

"support the changing needs of individuals and families at different stages of life"

This statement is further supported by Policy PMD2 "Accessibility" where it is stated that

"it incorporates where required, access for those with mobility difficulties"

All of which is encapsulated within the design to create an initial accessible dwelling which is further "future proofed" for all accessibility needs.

The current status quo means that our clients are severely hampered to use the property as a family home + furthermore any other potential owners would not be able to stay in the property should their health or needs deteriorate.

We developed this design from an extensive process which included a number of differing extension scales, focused primarily on the roofscape, due to the restrictive nature of land to either side of the property the option to expand sideways would not provide a suitable depth of space + would still require expansion of the same style + form.

As noted within Policy PMD2 "placemaking + Design" it is noted that the building must be of

"a scale, massing, height + density appropriate to its surroundings"

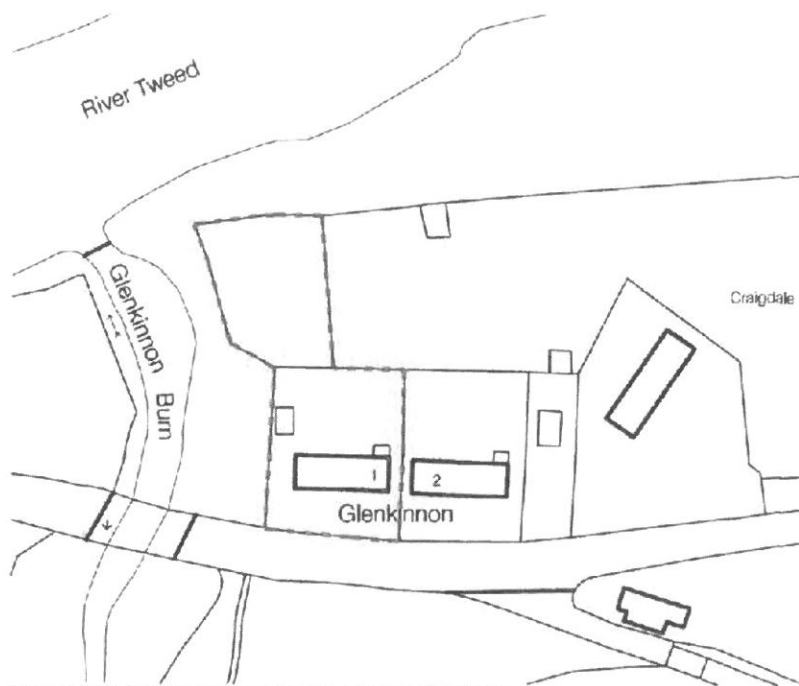
we feel that looking to the overall building group we have successfully accommodated this with the extension lower in mass + height than the surrounding properties, which is further screened by the mature planting belt surrounding the property.

The further guidance relating to appropriateness to the existing building we feel has to be read in an overall context that should an extension be formed on a single story this would be wholly out of context with the dwelling + that of a coherent dwelling house.

The materials proposed + detailing of such, though able to be amended to suit any condition are designed to be of the highest quality. The current specification of naturally finished Scottish larch, natural render + 2nd hand welsh slates blending with the roofscape all complimented with dark framed windows.

5.00 CONCLUSION

We trust that this provides some clarity to the aims + aspirations our clients have for their site + their strive to provide a simple low impact alteration that will sympathetically enhance the aesthetics of the overall dwelling + surrounding area.



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location plan
scale 1:1250

STUART DAVIDSON ARCHITECTURE

CLIENT
Mr + Mrs Rutherford

PROJECT
Proposed Alterations + Extension
at 1 Glenkinnon, Clovenfords

TITLE
Location Plan

DATE: Feb 2017 SCALE: as shown DWG NO: PMS2A.DWG REVISION: 0001 NO: 1 of 1 PLOTTER SCALE: A4
Design Studio, 25 High Street, Bolkh, TD9 4DD tel: 01753 31112
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