

Comments for Planning Application 17/01409/FUL

Application Summary

Application Number: 17/01409/FUL

Address: 16 Craig Brown Avenue Selkirk Scottish Borders TD7 4NB

Proposal: Extension to form new living room

Case Officer: Ranald Dods

Customer Details

Name: Mr Chris Highton

Address: The Floors, 6 Russell Place, Selkirk, Scottish Borders TD7 4NF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have a couple of observations regarding this application.

When planning permission was sought for the original development of this site the application was refused on the basis that the proposed dwelling was too large for the site. A revised proposal received consent on the basis that it was more appropriate in size and scale for the site. I believe that the reasons behind the original refusal and consent are just as appropriate now and that the proposal would lead to overdevelopment of a very small site.

My second comment relates to off street parking. The proposal would reduce the off street parking provision to only 1 car.

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Address: 16 Craig Brown Avenue Selkirk Scottish Borders TD7 4NB

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Case Officer: Ranald Dods

Customer Details

Name: Mr Paul Robertson

Address: Forest Dean, 12 Craig Brown Avenue, Selkirk, Scottish Borders TD7 4NB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- No sufficient parking space

Comment: The proposal to extend this property will reduce the area which presently accommodates two vehicles which will add to parking issues already existing in the street.

17/01409//FUL- extension to 16 Craig Brown Avenue, Selkirk

I am a near neighbour to this property and recommend that this application to create a new lounge and an additional (3rd) bedroom via an extension to its frontage be considered along with current application 17/01308/FUL, which seeks planning approval for a backland development to the rear of 3 Taits Hill. This second application is intended to be serviced from a new access taken from the end of Craig Brown Avenue – directly adjacent to and virtually in conflict with no.16.

I ask that if at all possible, because of their timing, these 2 applications (17/01409//FUL and 17/01308/FUL) should not be determined in isolation but each application be studied carefully in order to appreciate the impacts not only upon both sites but also upon other existing properties which will be directly affected by either one or both of these proposals.

The design of the 2 submitted applications does not appear compatible with the other and I consider that they represent an example of inappropriate and poorly planned development cramming.

No 16 Craig Brown Avenue is a relatively small property, built in the original garden ground of no.14. It does not conform to the establish building line of Craig Brown Avenue and a further extension forward in the plot will create an architectural jumble.

The proposed extension which will allow an additional will have a very limited outlook – made even more restricted should any development be permitted in the adjacent rear garden area of 3 Taits Hill.

Craig Brown Avenue is a small but busily parked cul-de-sac and any further development pressure must take account of modern parking and servicing needs to maintain public safety and residential amenity. This proposed extension will limit the existing in-curtilage parking capacity and thereby add further pressure to this part of the road. In my view, it would be difficult to provide on-site parking with suitable manoeuvring space.

In conclusion, I object to this planning application on the grounds that there is insufficient site area to accommodate the required parking standards (ie creating overdevelopment) and that the proposal will adversely impact upon neighbouring properties.

I also attach a copy of my observations in relation to application no. 17/01308/FUL where my concerns over the inadequacy of that proposal are more clearly set out.

Ian King
'The Beeches', 4 Russell Place
Selkirk TD7 4NF



