



Newtown St Boswells Melrose TD6 0SA Tel: 01835 825251 Fax: 01835 825071 Email: ITSystemAdmin@scotborders.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100047354-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation: KEITH RENTON ARCHITECT

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * KEITH Building Name: HUMESTANES STUDIO

Last Name: * RENTON Building Number:

Telephone Number: * 01361 810271 Address 1 (Street): * HUME HALL HOLDINGS

Extension Number: Address 2: GREENLAW

Mobile Number: Town/City: * DUNS

Fax Number: Country: * SCOTLAND

Postcode: * TD10 6UW

Email Address: * keith@keithrentonarchitect.co.uk

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Danderhall Cottage
First Name: *	Evelyn Brown and Mr John	Building Number:	
Last Name: *	Kirk	Address 1 (Street): *	St Boswells
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Melrose
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	TD6 0EB
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Scottish Borders Council
Full postal address of the site (including postcode where available):	
Address 1:	DANDERHALL COTTAGE
Address 2:	ST BOSWELLS
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	MELROSE
Post Code:	TD6 0EB

Please identify/describe the location of the site or sites

Northing	632751	Easting	362310
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of detached garage with first floor studio, alterations and extension to dwelling

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Failure to make a decision within the allocated time or reply to correspondence

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

all drawings as submitted copies of images submitted in email dated 14th February 2017 copies of emails to Planning Officer (Andrew Evans) dated 2nd February, 14th February, 27th February and 30th March

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/00011/FUL

What date was the application submitted to the planning authority? *

05/01/2017

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr KEITH RENTON

Declaration Date: 03/04/2017

From: Keith Renton <keith@keithrentonarchitect.co.uk>
Subject: Fwd: Planning Application 17/00011/FUL- Danderhall Cottage,
by St Boswells
Date: 30 March 2017 at 12:07:50 BST
To: "Evans, Andrew" <AEvans@scotborders.gov.uk>
Cc: John Kirk [REDACTED] Evelyn Brown
[REDACTED]

Dear Andrew

I was wondering when you might get around to considering my last email?

Regards

Keith

Begin forwarded message:
From: Keith Renton <keith@keithrentonarchitect.co.uk>
Subject: Re: Planning Application 17/00011/FUL- Danderhall Cottage,
by St Boswells
Date: 27 February 2017 at 5:40:23 GMT
To: "Evans, Andrew" <AEvans@scotborders.gov.uk>
Cc: Evelyn Brown [REDACTED]

Dear Andrew

The garage design as submitted was the result of a process of design evolution which saw the garage form simplified and reduced in scale. The earlier designs included a stair enclosure which projected from the south gable of the garage. Refinement and simplification of the design resulted in the stair being located internally reducing the overall foot print the usable space both to the garage and attic studio spaces. We are therefore not keen to do any further adjustments which further reduce the available space and make these spaces unsuitable for their intended use.

I'd also like to reiterate the following:

The building proposed is intended to replace numerous unsightly buildings that previously occupied various locations either side and forward of the house (all of which could be replaced without any planning control under permitted development rights)

The proposed building is to a large extent screened from public view by the existing house and surrounding planting and trees

Its proposed to enhance this further by additional planting to provide further screening.

In summary I would ask you to reconsider your view taking on board all previous submissions and the above. Finally I can confirm that no changes will be made to the designs as submitted and that the

application should be determined on these.

Regards

Keith

On 24 Feb 2017, at 2:49pm, Evans, Andrew <AEvans@scotborders.gov.uk> wrote:
Keith

From the road it could be confused as another house – Though I do note the setback location, tree screening, good quality design, shorter length etc. This garage needs to look a little smaller in profile and height than the house – it looks as big as the house in these views.

To me, the undernoted visuals do emphasise this is too large a structure.

I can allow for 14 days to revise the application, after which I would proceed to then refuse/withdraw if no revisions lodged.

Andrew Evans MA DipHE MRTPI
Planning Officer (Development Management)
Regulatory Services, Scottish Borders Council
Council HQ, Newtown St Boswells, Melrose, TD6 0SA
>:aevans@scotborders.gov.uk | (:01835 826739 | 7:01835 825071

From: Keith Renton <keith@keithrentonarchitect.co.uk>
Subject: Re: Planning Application 17/00011/FUL- Danderhall Cottage, by St Boswells
Date: 14 February 2017 at 9:16:16 GMT
To: "Evans, Andrew" <AEvans@scotborders.gov.uk>
Cc: Evelyn Brown [REDACTED]

Good morning Andrew,

I'm attaching some more 3d images which show both the garage and the house together in context which, I believe, help illustrate my point that the siting of the garage behind the house, albeit higher, mean that the neither the massing of scale of the garage dominant that of the house. These view have been taken from positions that equate to the site boundary with the public road and from within the site. In reality of course, and to a large extent, both the house and garage are screened by trees which are between the road and the house among it difficult to see either from the public road.

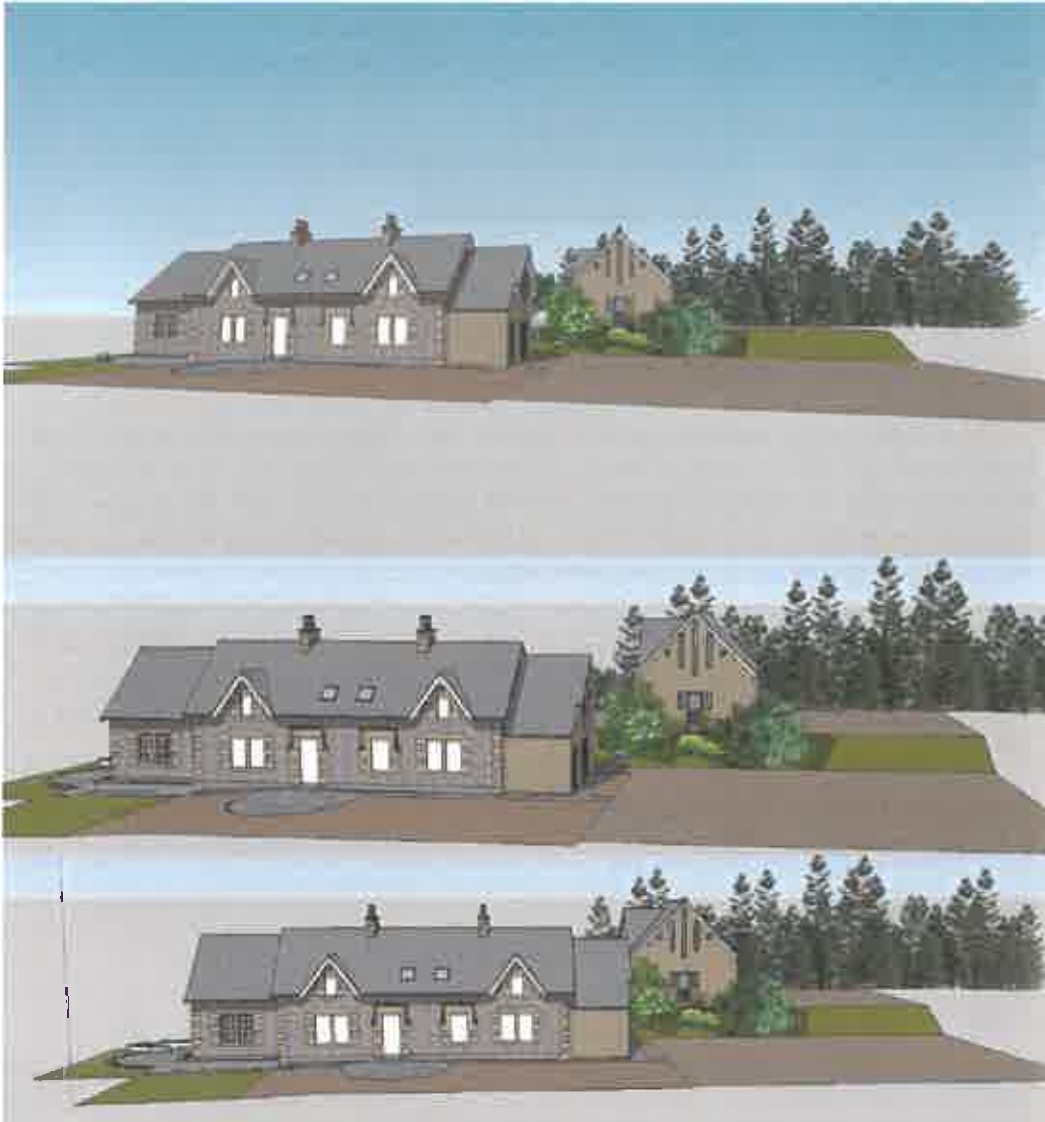
In addition I think it should be noted that the banking between the garage and house levels is to be re-planted with a variety of shrubs and specimen trees (most likely birch which in themselves will help soft the impact of the garage gable.

I'd appreciate if you could reconsider your initial judging based upon the further information now provided.

Best regards

Keith





On 10 Feb 2017, at 2:02pm, Evans, Andrew <AEvans@scotborders.gov.uk> wrote:

Keith,

I have no issue with the position of the proposed building, and am aware of the trees behind it. The issue here is with its scale and mass, relative to the existing house. For the planning department to support the application, revisions should be made to reduce the height and depth of the proposed structure, to result in a more subservient building relative to the dwelling. The building needs to appear incidental in comparison to the house. I can allow further time for submission of revisions, however if it is not intended to revise the proposals, please advise, and I can arrange for the application to be refused under delegated powers – whereby you could then seek a Local Review of that initial decision.

Andrew

Andrew Evans MA DipHE MRTPI
Planning Officer (Development Management)
Regulatory Services, Scottish Borders Council
Council HQ, Newtown St Boswells, Melrose, TD6 0SA
✉:aevans@scotborders.gov.uk | (:01835 826739 | 7:01835 825071

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From: Keith Renton [mailto:keith@keithrentonarchitect.co.uk]
Sent: 02 February 2017 10:20
To: Evans, Andrew
Cc: Evelyn Brown
Subject: Re: Planning Application 17/00011/FUL- Danderhall Cottage, by St Boswells

Good morning Andrew,

I've had an opportunity to consider your thoughts on the garage and have discussed this with my clients.

We do not feel that the garage dominates the house or that it is inappropriate in either scale, massing or height.

A conscious effort was made in the design of the garage to ensure that its scale, massing and siting was appropriate. Measures taken which we feel make the proposals acceptable are:

1. The garage eaves height is 300mm less than that of the house, is single storey and shares the same roof pitch of the house.
2. The garage is detached from the house and set back 4m behind the rearmost face of the house.
3. The garage is placed gable on to the front of the house reducing the visual impact when viewed from the approach to the house.
4. The new gable extension and garage designs reflect each other to provide a more harmonious link between the two buildings.

5. The garage is set against a back drop of woodland which reduces the visual impact of the garage

6. The garage size and consequential massing/scale is not unusual with many examples elsewhere in the borders.

7. The garage is being built to replace an assortment of outbuildings that previously were randomly placed across the site (these included an old garage and sheds). We feel that a random selection of other buildings (which could be constructed under permitted development rights) would be more detrimental to the overall visual impact and setting of this house.

8. Finally in determining the location of the garage cognisance was taken of flooding which occurs at the lower parts of the site and to avoid the garage sitting beyond the front face of the house.

In summary I should be most grateful if you could review your initial thoughts taking on board the above.

Best regards

Keith

On 1 Feb 2017, at 3:59pm, Evans, Andrew <AEvans@scotborders.gov.uk> wrote:

Hello Keith,

Planning Application 17/00011/FUL
Erection of detached garage with first floor studio, alterations and extension to dwellinghouse
Danderhall Cottage, by St Boswells
Ms Evelyn Brown and Mr John Kirk

Having considered this application, I must ask for some adjustments to the proposed detached garage building. Can you bring forward an adjusted proposal, which reduces the overall scale of the proposed garage building please? As it stands, the proposed garage is of very similar proportions to the house. Revisions should reduce the height and depth of the proposed structure, to appear more subservient to the dwelling. The building needs to appear incidental in comparison to the house. (Policy PMD2 of the LDP requires scale, massing, height appropriate to the existing building, and this garage requires

reduction to reach proportions the planning dept. can support)

As SBC is asking for amendments to the proposals, in order to support the application, we would also ask that your clients enter into a processing agreement. I enclose a draft processing agreement for consideration, and agreement by reply. If revisions can be brought forward faster than is shown, we can look to bring forward the decision date set out in the PPA as well.

Trust the above is clear.

Regards for now.

Andrew

Andrew Evans MA DipHE MRTPI
Planning Officer (Development Management)
Regulatory Services, Scottish Borders Council
Council HQ, Newtown St Boswells, Melrose, TD6 0SA
:aevans@scotborders.gov.uk | (:01835 826739 | 7:01835 825071

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Newtown St Boswells Melrose TD6 0SA Tel: 01835 825251 Fax: 01835 825071 Email: ITSystemAdmin@scotborders.gov.uk

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Thank you for completing this application form:

ONLINE REFERENCE 100035667-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Erection of new detached garage and studio and erection of two storey gable extension to existing house

Has the work already been started and/ or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	KEITH RENTON ARCHITECT		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	KEITH	Building Name:	HUMESTANES STUDIO
Last Name: *	RENTON	Building Number:	
Telephone Number: *	01361 810271	Address 1 (Street): *	HUME HALL HOLDINGS
Extension Number:		Address 2:	GREENLAW
Mobile Number:		Town/City: *	DUNS
Fax Number:		Country: *	SCOTLAND
		Postcode: *	TD10 6UW
Email Address: *	keith@keithrentonarchitect.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Danderhall Cottage
First Name: *	Evelyn	Building Number:	
Last Name: *	Brown and Mr John Kirk	Address 1 (Street): *	B6404
Company/Organisation:		Address 2:	Near St Boswells
Telephone Number: *		Town/City: *	Melrose
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	TD6 0EB
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

DANDERHALL COTTAGE

Address 2:

ST BOSWELLS

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

MELROSE

Post Code:

TD6 0EB

Please identify/describe the location of the site or sites

Northing

632751

Easting

362310

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: KEITH RENTON

On behalf of: Ms Evelyn Brown and Mr John Kirk

Date: 05/01/2017

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

Existing and Proposed elevations.

Existing and proposed floor plans.

Cross sections.

Site layout plan/Block plans (including access).

Roof plan.

Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr KEITH RENTON

Declaration Date: 05/01/2017

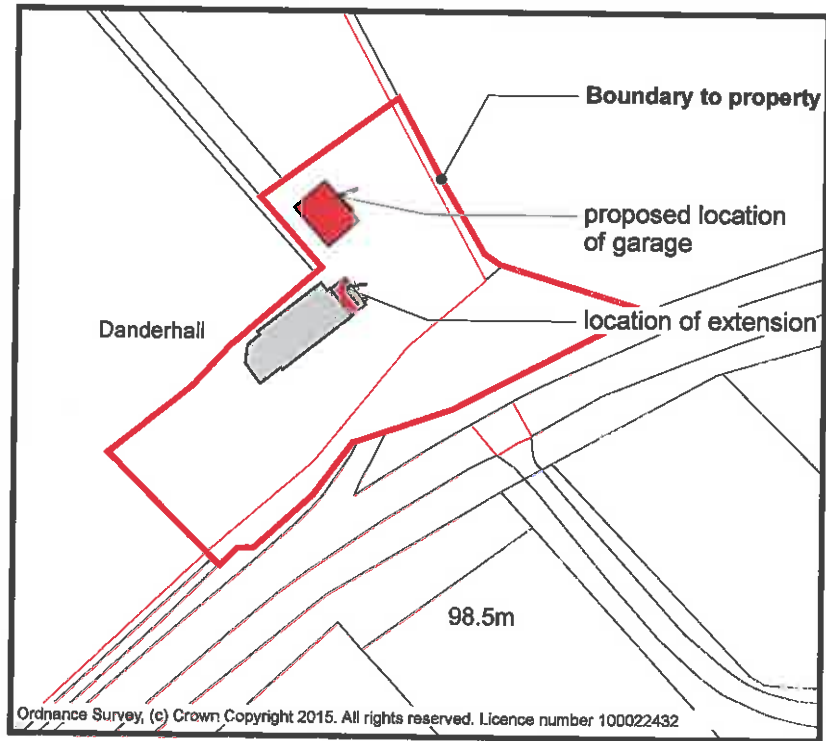
Payment Details

Cheque: KEITH RENTON ARCHITECT, 002687

Created: 05/01/2017 09:35



Building Standards
Approved Certifier



Drawing Title: **LOCATION PLAN**

Job Title: **Extension and New Garage, Danderhall Cottage, St Boswells, TD6 0EB**

Client: **Evelyn Brown and John Kirk**

Project Number: **815P-01**

Drawing Scale: **1:1250**

Project Date: **23 December 2016**

Drawn By: **KR**

Approved By: **none**

