

**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:

**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.

See attached Appeal 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.

**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.

|  |
|--|
| Location Plan<br>25181-001 Rev B<br>16-015-003 Rev A<br>Appeal Statement |
|--|

**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 | <input type="text" value="04/05/2017"/> |
|        | <input type="text" value="FOR &amp; ON BEHALF OF RUMARCHITECTURE LTD"/>             |      |   |

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



Planning Consent Ref: 16/01467/AMC  
Appeal statement in support of profiled roof covering for  
Proposed Dwelling House  
Land North-East of Dundas Cottage, Ettrick

We write in reference to the above and wish to submit an appeal to the Local Review Body with specific reference to condition 3 of the above noted Planning Consent, which states:-

*"Notwithstanding the submitted details in this application, the roof of the dwelling shall be slate of a type submitted to and approved in writing with the planning authority. The development is thereafter to be completed using the agreed slate, prior to the occupation of the dwelling."*

We wish to appeal this condition to allow the use of a corrugated profile roof sheet as proposed in the original planning submission drawings and documents.

It is demonstrated in Section 4.4 of SBC's Placemaking and Design Supplementary Planning Guidance that corrugated roof sheeting is a preferred choice of material for use on new buildings within the Scottish Borders. For this to be deemed acceptable it has to be demonstrated that the choice of material will reflect the local character of the buildings in the surrounding landscape. The guidance advises it is the material choice that gives each area of the Scottish Borders its unique character. It states *"In order to reinforce this character, it is essential to first identify the local materials palette that exists then establish how proposed development can reflect this in the design."*

In this regard we have found that there are a significant number of buildings with corrugated roofs, a material which is rooted in the historic character and land use of the local area. Use of this roofing material was deemed as a practical, cost effective and durable alternative to slate. This sentiment still stands today and is endorsed in the above mentioned guidance document which encourages the use of a local palette of materials in contemporary house design.

We do not feel that the Planning Authority have put forward sufficient reason as to why the originally proposed roofing was deemed to be inappropriate and have perhaps imposed this condition due to time constraints on the determination of the application brought about by several changes in Planning Case Officer. We have also observed that there were no specific objections received with regard to the use of a corrugated profile roof sheet.

We believe other aspects of the design will compliment the use of corrugated profile roofing with larch timber cladding approved as the exterior wall finish. The applicant has drawn inspiration for their material choice from winner of the 2012 Design Awards, Westerton Wood, in Aboyne courtesy of Aberdeenshire Council. Judges said the self-built residential property, which combined a red corrugated iron roof, locally sourced stone and larch cladding, set a "benchmark" for future projects in Aberdeenshire. We have appended images of this dwelling for reference. It is fully understood that we are not in Aberdeenshire, but we believe we have demonstrated that there is sufficient scope in the local built environment for the proposed roofing material to be deemed acceptable.

It is for the reasons given above that we believe the use of a corrugated roof sheet would be deemed suitable and have appended photo's of the other local buildings in the area with corrugated profile roofs for reference.

**RM Architecture Ltd**  
7<sup>th</sup> April 2017

**Appendix 1 – Images of Existing Buildings & Example of New House in Aberdeenshire**



*Ettrick Village Hall*



*Farm Steading at Ettrick*



*Shed to North-East of Building Group*

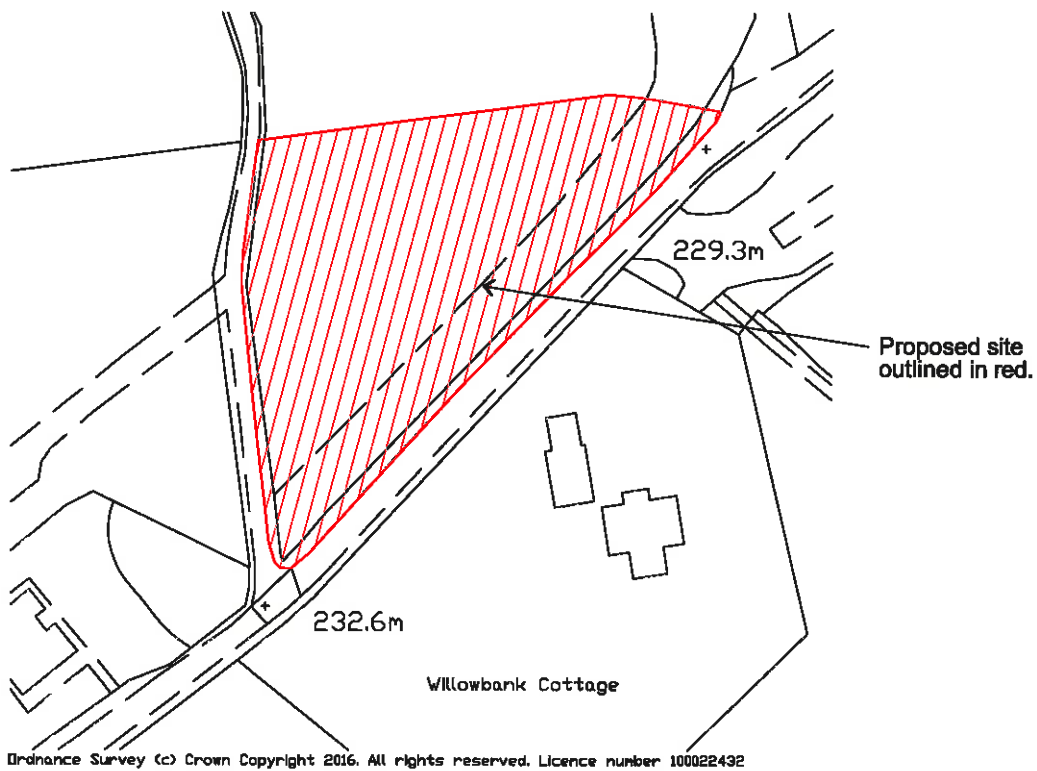
**Appendix 1 – Images of Existing Buildings & Example of New House in Aberdeenshire**



*New house at Westerton Wood, Aboyne*







# Ordnance Survey OS Sitemap

client

job title

Proposed House on land north  
of Dundas Cottage, Ettrick,  
nr Selkirk

drawing title

Locality Plan

| scale  | date     | d |
|--------|----------|---|
| 1:1250 | 08.11.16 | R |

drawing no.

