

**THE CHIEF PLANNING OFFICER  
REGULATORY SERVICES  
COUNCIL HEADQUARTERS  
NEWTOWN ST BOSWELLS  
MELROSE  
THE SCOTTISH BORDERS  
TD6 0SA**

Dundas  
Hopehouse  
Ettrick Valley  
TD7 5HU

10<sup>th</sup> December 2016

Dear Madam

**PLANNING APPLICATION 16/01467/AMC  
ERECTION OF DWELLING HOUSE and DETACHED GARAGE**

With regard to your letter of 30<sup>th</sup> November 2016 advising of the above planning application, while we have no objection to the overall proposed footprint or siting of the main house or access, we note that the orientation is such that the back face is presented to the public view from the main thoroughfare – the B706 -- and likewise from Captain's Road. This, we suggest, is odd on the eye and makes the property stand out as a curiosity amongst the collection of traditional existing buildings of Dundas and Wardlaw Farm surrounding it.

Separately to this point, but also intrinsic, is the design of the windows on all four elevations. While the house itself, with the dormer windows and the pitch of the tin roof is traditional and fits in with the original buildings in the community and as such is to be welcomed, the windows in shape and form are quite out of keeping and again catch the eye as an oddity and bold statement, nestled amongst the Whinstone and slate buildings and outbuildings of Hopehouse.

The collection of mis-matched shapes and sizes, particularly in the back elevation (the main public view) again, draws attention to the house, for all the wrong reasons and lets the overall good design down, we believe. Sash and case windows with built-in Astragals where appropriate, dictated by the rules of proportion and traditional design, would go a long way to enhancing the lines and whole presentation of the main house.


Keeping with tradition for the community, we would finally suggest that a matt black finish to the roof would be a very attractive feature and help the building meld into its natural surroundings amongst the mature trees and neighbouring properties.

As a resident of Hopehouse, it is our belief that a newbuild which fits in to its surroundings of mainly traditional buildings and ages gracefully over time, would be welcome and an asset to our community .

We trust you will give full consideration to these points in your decision making process.

Yours faithfully

  
Maart Biggs

  
Graeme Biggs