

Comments for Planning Application 17/01008/FUL

Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

Customer Details

Name: Dr Thomas Michael Wilson

Address: 20 Craigmyle Park, Peel, Scottish Borders TD1 3LA

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Designated Conservation Area
- Detrimental to environment
- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected
- Loss of view
- Noise nuisance
- Overlooking
- Road safety
- Trees/landscape affected

Comment: For years we have been concerned about the hazard posed by the derelict kennels on the site, where young children often play (especially in summer), so removal of this dangerous structure is a positive step. The proposed dwelling and all the eco-friendly text and laudable ambitions during construction (hand digging, no heavy plant, hand demolition, reuse of stones etc) appear to be sensitive to the landscape. Is it possible to install "screw piles" without having heavy plant access the site through the existing woodland? Major concerns are: (1) lack of sunlight (trees in summer, elevation of sun in winter) will result in additional tree felling or substantial trimming being required; (2) parking of 2 vehicles and bins on the edge of the existing road immediately behind our property will affect our first floor outlook and will cause additional noise; (3) parking and access will be on a blind corner for those exiting the CP site or Peel House. There are some inconsistencies in the claims, for example in Section 3.3 the left-hand "artistic" photo clearly shows garden landscaping and section 3.4 refers to using rainwater for "irrigation" - of what, as no landscaping is proposed? The existing footpath used by dog walkers etc passes immediately next

to the site. Is the applicant happy with this?