

Comments for Planning Application 17/01734/PPP

Application Summary

Application Number: 17/01734/PPP

Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Mr Mark Wycislik-Wilson

Address: 109 Galashiels Road, Stow, Scottish Borders TD1 2RF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- No sufficient parking space
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Subsidence

Comment: There are several concerns about the erection of a new dwelling on the proposed site, not least that the road serving the property -- Hill Terrace -- is simply not up to the job. This unadopted road is already in very poor condition, and it is going to be worsened by heavy traffic delivering bricks and other construction material.

This road is also the only road access to a number of properties -- including elderly and pregnant residents -- and the construction work will almost certainly block access in an unacceptable way.

As this is a fairly heavily populated area, the construction work will cause a noise nuisance, particular to homeworkers and those who are housebound.

There are already a large number of properties in this area, and more will only serve to increase the sense of overpopulation. Parking is already a serious issue for residents, and additional

vehicles will be a serious problem. The home report for 111 Galashiels Road highlighted a problem with subsidence, and this will only be worsened by heavy vehicles.

The site of the proposed property could overlook a number of other houses and gardens in Galashiels Road meaning a serious loss of privacy and possible loss of light/views.

It is difficult to tell from the low quality plans that have been submitted, but it appears that work is proposed to be carried out on an area of land which the council has said is not owned by anyone.

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Application Summary

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Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Mrs Sally Burnett

Address: 6 Hill Terrace, Stow, Scottish Borders TD1 2RG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- No sufficient parking space
- Road safety

Comment: I am a resident of Hill Terrace, Stow and would like to make an objection to the proposed erection of dwelling house on land South West of No.1 Hill Terrace.

The road that serves the current houses in Hill Terrace is of a very poor standard, pot holes and very uneven surface? This was made worse when previous building construction was carried out by Mr and Mrs Aitchison when they erected their property at the end of Cockholm Crescent, using Hill Terrace as their access for building works. Mr and Mrs Aitchison did not put right damage caused by their building works and as there is nobody willing to take responsibility for the upkeep of this road, we as residents have been left with the aftermath, which will only worsen if more building works are carried out.

Hill Terrace is used as an access walkway by Children and Residents from Cockholm Crescent, Galashiels Road and Hill Terrace. The entrance from Galashiels Road has impaired vision to traffic, work access to building vehicles and an increase in traffic using the lane leading up to Hill Terrace will prove hazardous as well as detrimental to residents. Three of the 6 houses in Hill Terrace (Nos. 2, 5 and 6) are occupied by elderly residents, another (No. 3) is disabled and another resident (No. 4) has a 7 year old child. All of us rely on being able to use our vehicles to access our properties and park on Hill Terrace.

As a resident, it concerns me that I was not sent a letter of proposed development.

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Application Summary

Application Number: 17/01734/PPP

Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Mr Andrew Howett

Address: 113 Galashiels Road, Stow, Scottish Borders TD1 2RF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- Overlooking
- Privacy of neighbouring properties affected
- Subsidence

Comment: The main reason that I wish to object to the proposal is the likely damage to neighbouring properties.

Hill Terrace would be the access road for any construction traffic and this is already in a very poor state of repair. I understand from talking to neighbours who have lived here for longer than I that this was mainly caused by construction work to the property immediately adjacent to the proposed site and was never rectified.

Furthermore, and more importantly, there is an issue with subsidence to the buildings along Galashiels Road adjacent to Hill Terrace (see the home report for 111 Galashiels Road, currently for sale, for further information). This would certainly be exacerbated by heavy vehicles using Hill Terrace during construction works. The proposed site is also sufficiently close to this existing building that the use of any mechanical digging equipment may cause further problems due to shaking of the ground and the use of pile-drivers or similar certainly would.

The proposed site is of course much higher than the buildings on Galashiels Road and so the ground (only) floor would look directly into the upper stories of these flats, a significant loss of privacy to these residences.

I understand that permission previously granted for this site has now lapsed. A number of the flats on Galashiels Road were unoccupied at the time and as they had no residents at the time objections which may have swayed that decision may not have made.

This brings me to my next point. There are a number of vacant properties in the immediate vicinity and have been for a while. For example, 111 was on the market for 18 months before being purchased by its current owners, who having lived there for a number of years have now been trying to sell it for 9 months. 113 and 115 were both on the market for a considerable period of time prior to being purchased by their current owners. This indicates that there is very little demand for such properties in the immediate vicinity and that the immediate neighbourhood has already exceeded its maximum practical density.

The plan is a little vague to say the least, a single storey dwelling with a garden and three parking spaces. The site is tiny, any house big enough to accommodate sufficient residents to require three cars would leave no room for a garden once these cars were parked and removal of this last remaining patch of green in an already densely built cul-de-sac would be detrimental to the neighbourhood.

Finally, the application refers to Hill Terrace as an unadopted road but I was led to believe by a councillor during campaigning for the recent local elections that this road was actually the responsibility of the council. Also, it appears that a small piece of land to the north of the site, which does not belong to anyone, has been included in the site and these inconsistencies should be checked and any amendments made accordingly.

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Application Summary

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Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Dr Georgina McAllister

Address: 113 Galashiels Road, Stow, Scottish Borders TD1 2RF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Subsidence

Comment: I am writing to express my concern at the proposed development of 1 Hill Terrace. The proposed site is a large area of garden in an already densely developed part of the village. This site is directly adjacent to my own garden and I am particularly worried about the overlooking aspects of the proposal, given that the site is higher than my own garden, and the loss of privacy. There are currently several properties for sale in the vicinity of the proposed development so the need for further properties is questionable. Furthermore, the only access to the proposed dwelling is by a lane wide enough for one car to pass at a time. This is already less than satisfactory given the poorly maintained state of the lane at present which is evidence of the excessive volume of traffic it already supports. The, albeit temporary, addition of construction traffic to this is very worrying especially in light of the recent home report issued on the property at 111 Galashiels Road in which evidence of subsidence is mentioned.

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Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Mr andrew hay

Address: 2 Hill Terrace, Stow, Scottish Borders TD1 2RG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to Residential Amenity
- Increased traffic
- No sufficient parking space
- Noise nuisance
- Privacy of neighbouring properties affected
- Road safety

Comment: We wish to register our objection to planning application 17/01734/PPP. Our concern is on 2 points. 1. Hill terrace lane is at the moment in such a state of disrepair that any movement of work vehicles on this one vehicle road in regard to construction of proposed dwelling would render it unsuitable for residents movement of their vehicles and parking, also pedestrians. 2. whilst this construction is being carried out access for residents and their vehicles would be severely restricted. we would strongly stipulate that if this given planning permission that Hill Terrace road is fully repaired and resurfaced from top to bottom.

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Application Summary

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Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Mr Justin Reynolds

Address: 111 Galashiels Road, Stow, Scottish Borders TD1 2RF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Loss of light
- Loss of view
- No sufficient parking space
- Noise nuisance
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Subsidence
- Value of property

Comment: We wish to register our objection to planning application 17/01734/PPP on the following grounds:

We are concerned that the construction of another house on the hillside leading down to our back garden, and that of our neighbours, will further compromise our privacy. Mr and Mrs Aitchison have already built a large two-storey house (completed in 2006) overlooking our garden and home. Another house, this time immediately adjacent to the back wall of our garden, would seriously infringe the degree of privacy, peace and seclusion that we still enjoy when using our

garden. And the new house would look directly into the two windows at the back of our home and those of our neighbours.

A new house looming over our garden, just the other side of our back wall, would affect our light, blocking it during the day, and polluting it at night, when its lights would be switched on.

There would also be considerably more noise, both from day-to-day use of the new house and its garden, and from cars parking outside.

The construction of the new house would repeat the disruption caused by the building of Mr and Mrs Aitchison's first house in 2006. In addition to the mud, dirt and noise that it would generate, the construction work would cause further material damage to Hill Terrace, the little road we and our neighbours use to access our homes. The road is already in poor condition, with an uneven surface and numerous potholes. Its frequent use by heavy construction vehicles would cause further disintegration. Construction work would also compromise access to the limited parking spaces residents rely upon.

We are deeply concerned about the uncertain impact the building of a new house would have on the land that weighs down upon our home and those of our neighbours. Our home is part of a row of terraced houses built in the late 1800s that sits at the foot of a steep hill. We are concerned that another heavy building will place further pressure and weight upon the retaining walls that protect our homes.

We are also concerned about rainwater flow. The first house Mr and Mrs Aitchison built increased the flow of water into our gardens. It rains frequently and heavily in Stow, a village with a history of flooding. We do not wish our home to be subjected to further risk.

Thank you for considering these comments. This part of Stow is already densely populated, with houses in Galashiels Road, Craigend Road and Hill Terrace clustered tightly together. We wish to register strong objection to what we consider to be an inappropriate development that would compromise our privacy, our light, our access to parking, and, possibly damage the road providing access to our house and the structural integrity of the land in which it is embedded.

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Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Miss Susan Musgrave

Address: 4 Hill Terrace, Stow, Scottish Borders TD1 2RG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected
- No sufficient parking space
- Noise nuisance
- Road safety

Comment: I would like to object to the proposed erection of a dwelling house on land south west of 1 Hill Terrace.

I understand that as no responsibility is being taken for the maintenance of the road leading up to Hill Terrace further ground and building works will lead to further deterioration.

Along with fellow neighbours I am concerned that I didn't receive a notification letter, this is the main access to my home, as a home owner who cannot park at Hill Terrace, I fail to see the proposed 3 car spaces intended for the property and to be clear on the area of land which the council has said is not owned by anyone.

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Application Summary

Application Number: 17/01734/PPP

Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Ms Alison Bell

Address: 3 Hill Terrace, Stow, Scottish Borders TD1 2RG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- No sufficient parking space
- Road safety

Comment: I wish to lodge an objection to the proposed application by Susan Aitchison, for the erection of a single dwelling house at Hill Terrace, Stow.

I reside at No.3 Hill Terrace, and feel that if this application is agreed, it will impact greatly on our lives, both during erection and after.

The road that is "Hill Terrace" is a very narrow lane that services residents of adjoining locations as both a walkway, driveway and parking area. The "Terrace" has been rejected by the council as not their responsibility, and has not been repaired or upkept for many years. Residents of Hill Terrace No's 1-6) have on many occasions over the past years, put money together and repaired pot holes and initiated some minor repairs to make it safer for both pedestrians and vehicles.

When Mr & Mrs Aitchison underwent the erection of their last dwelling house, they used Hill Terrace to access the building works. Excessive damage was caused to the road by vehicles and building works, but the damage was never addressed by Mr & Mrs Aitchison.

My partner is disabled and we rely on being able to get our car as near to our house as possible. Also our neighbours are elderly and one has a small child. Parking is a necessity for all of us. I fail to see why a small single storey dwelling should need 3 parking spaces, and can only presume (as plans are not detailed) that they intend to open a further parking space at the top of the piece of land, which will impact on the current parking situation. I would also be interested to see the ownership and boundary documents for the said piece of land as it appears that the perimeters seem to have gradually moved further out since Mr & Mrs Aitchison claimed ownership and started

all the building works.

Hill Terrace is like a "Rabbit warren" small gardens and poor access. We do not need yet another unwanted building crammed into the little space that is left.

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Application Summary

Application Number: 17/01734/PPP

Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Mrs Helen Keith

Address: 1 Hill Terrace, Stow, Scottish Borders TD1 2RG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Inadequate access
- Increased traffic
- Land affected
- No sufficient parking space
- Road safety
- Subsidence

Comment: We would like to object to the application 17/01734/PPP for the erection of a dwellinghouse to the land south west of our property 1 Hill Terrace.

We own land in front of our property which we use as a parking space, accessed by Hill Terrace. We need access to the road and our space at all times due to work commitments, plus infirm/pregnant visitors to our property. We are concerned that during any building works, access will not be maintained because of the limited accessibility of the plot.

The road is in a very poor state as it is and heavy machinery plus additional usage for the residents of the new property will damage it further, to a point it will be deemed unusable. We would like to see the road adopted either by the council or as a condition of any planning permission granted, so it can be reinstated and maintained to an acceptable standard.

One of our biggest concerns relates to the safety of users of Hill Terrace, whether it be pedestrians or cars, during construction. Hill Terrace leads directly onto the main busy A7 trunk road, and there have been previous collisions nearby this access point in the last year. Construction traffic will add further risk to road users and pedestrians.

Hill Terrace is also used as a right-of-way/footpath for access to Cockholm Crescent. Schoolchildren, adults and elderly residents all use this path to shorten their walking distance to the A7. With limited space available during construction, we are concerned that they will be put at risk trying to get to or from their properties.

These concerns also apply to post-construction should the road not be repaired, as the current potholes would be made worse and therefore pose an even more significant trip hazard.

Should planning permission be granted for this property it is crucial that the road is adopted and/or repaired to ensure safety for all concerned.

Thank you.

Mr and Mrs Keith, 1 Hill Terrace

Comments for Planning Application 17/01734/PPP

Application Summary

Application Number: 17/01734/PPP

Address: Land South West Of 1 Hill Terrace Stow Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Carlos Clarke

Customer Details

Name: Mr stuart nelson

Address: Tanglin, 1 Craigend Road, Stow, Scottish Borders TD1 2RJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Fire Safety
- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected
- Legal issues
- No sufficient parking space
- Subsidence

Comment: The only access is via lane at back of our property which we feel is unsuitable for construction traffic. Our property suffered previous damage during the construction of another dwelling. Access thereafter would also be an issue.

