

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 18/00745/FUL

To : Mr & Mrs David & Claire McTaggart per R G Licence Architect Hillend Ednam Kelso Scottish Borders TD5 7QE

With reference to your application validated on **7th June 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Change of use of steading, alterations and extension to form dwellinghouse (revision to planning permission 17/00915/FUL)

at : Steading Buildings Billerwell Farm Hawick Scottish Borders

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**.

**Dated 6th August 2018
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



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Depute Chief Planning Officer

APPLICATION REFERENCE : 18/00745/FUL**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
DCMP01	Site Plan	Refused
DCMP02	Existing Layout	Refused
DCMP03	Sections	Refused
DCMP04	Existing Elevations	Refused
DCMP05	Existing Elevations	Refused
DCMP07	Floor Plans	Refused
DCMP09	Roof Plan	Refused
DCMP10	Elevations	Refused
DCMP11	Elevations	Refused
DCMP12	Elevations	Refused
DCMP13	Elevations	Refused
DCMP14	Planning Layout	Refused

REASON FOR REFUSAL

- 1 The proposal is contrary to criterion c. of Section C of Adopted Local Development Plan Policy HD2 in that it is not in keeping with the scale and architectural character of the existing building to be converted, even having regard to what has been approved, and can be progressed, under Planning Consent 17/00915/FUL.
- 2 The proposal is contrary to criteria i. and k. of Adopted Local Development Plan Policy Policy PMD2, in that it is not of a scale, massing or height that is appropriate to the existing building, and would not be compatible with, or respect, the character of the surrounding area or neighbouring built form, even having regard to what has been approved, and can be progressed, under Planning Consent 17/00915/FUL.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.