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Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100146102-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Ferguson Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ferguson	Building Name:	Shiel House
Last Name: *	Planning	Building Number:	54
Telephone Number: *	01896 668 744	Address 1 (Street): *	Island Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Galashiels
Fax Number:		Country: *	Scotland
		Postcode: *	TD1 1NU
Email Address: *	kate@fergusonplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text" value="Whitfield Cottages"/>
First Name: *	<input type="text" value="Erlend"/>	Building Number:	<input type="text" value="3"/>
Last Name: *	<input type="text" value="Milne"/>	Address 1 (Street): *	<input type="text" value="West Linton"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="West Linton"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH46 7AX"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="kate@fergusonplanning.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="Scottish Borders Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Nothing

Easting

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of dwelling and detached garage, land south east of West Tarf House

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see submitted Supporting Statement to Notice of Review

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Supporting Statement to Notice of Review Local Review Indicative Site Plan Original Planning Application Form Original Planning Statement Original Indicative Site Plan Original Location Plan

Application Details

Please provide details of the application and decision.

What is the application reference number? *

18/01341/PPP

What date was the application submitted to the planning authority? *

27/09/2018

What date was the decision issued by the planning authority? *

19/11/2018

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: . Ferguson Planning

Declaration Date: 06/12/2018



**APPEAL STATEMENT IN RELATION TO SCOTTISH
BORDERS COUNCIL'S REFUSAL OF:**

**PLANNING PERMISSION IN PRINCIPLE FOR THE
ERECTION OF A DWELLINGHOUSE AND DETACHED
GARAGE**

**LAND SOUTH EAST OF WEST TARF HOUSE, WEST
LINTON. EH46 7AA**

PLANNING APPLICATION REF: 18/01341/PPP

ON BEHALF OF: MR & MRS ERLEND MILNE

6 DECEMBER 2018



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EXECUTIVE SUMMARY

This Appeal Statement is submitted on behalf of Mr and Mrs Erlend Milne “The Appellant” against the decision of Scottish Borders Council to refuse Planning Permission for the erection of a single dwelling and detached garage on land to the south east of West Tarf House on 19th November 2018 (application reference 18/01341/PPP).

The reason for the refusal was the Council’s view that the dwelling would be a *‘sporadic residential development in a countryside location which is not related to a building group’*.

The application was made on the basis that the Appellant considers the proposed site to be well related to the **building group at West Tarf** which comprises four houses, as shown below.

Fig 1: Building Group at West Tarf





The Appellant did, however within the original application, inform the Council that home-working within a small workshop environment in the proposed detached garage building would take place, as an ancillary use to the main residential use. The Appellant has a successful leather-working business with many local Clients. With a complete lack of effective allocated business space in West Linton the Appellant seeks to provide a small area of workshop accommodation within the detached garage where he can further his small rural business whilst continuing to live in the local area with his young family. Further information is provided in section 3 of this report. This is not “new information”, but merely clarifying that already provided.

The Appellant proposed creating **woodland planting/ landscaping around the house** within the application and confirms that he is willing to enhance this scheme to provide more robust planting to more closely resemble woodland close to adjacent properties and help to assimilate the new house into the landscape setting, as shown on the revised Indicative Site Layout Plan. The Plan is otherwise identical to that submitted with the original application.

Under two Grounds of Appeal, this Statement will demonstrate that the proposal:

- Is satisfactorily related to the existing four-unit building group, within the context at West Tarf and the proposed ancillary rural business use within the garage should be treated as a material consideration;
- Would not adversely affect the landscape setting and would not result in a detrimental impact upon residential amenity.

The Local Review Body, having considered the detail contained within the refused Planning Application, together with the information set out herein, will be respectfully requested to allow the Appeal to provide for the a single dwellinghouse and detached garage to developed at West Tarf which will retain a family and existing business in the local area and provide accommodation for them.

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1.0 PROPOSAL SUMMARY

- 1.1 This Statement in support of the Local Review is submitted to Scottish Borders Council on behalf of the Appellant, Erlend and Karen Milne, against the decision of Scottish Borders Council to refuse planning permission in principle for the development of a single dwelling and detached garage on land to the south east of West Tarf House.
- 1.2 The immediate local area is known as 'West Tarf' and here the building group comprises 4 dwellings: 'Castlelaw', 'Castlelaw Steading', 'West Tarf House' and 'Westlands Lodge'. The first two properties lie immediately adjacent to the subject site, with the remaining two sharing the sense of place created by the overall building group at West Tarf. The relationship of the properties can be seen in the aerial image overleaf.
- 1.3 The appeal site comprises the corner of a field close to existing dwellings which extends to 2,115 sqm (0.52 acre) of fairly level land. A Location Plan and Indicative Site Layout Plan, showing the proposed house and garage positions and the relationship of the plot to the building group were included with the application. The Appellant specifically indicated that he proposed woodland planting within the plot as part of the proposal and confirms that should the LRB wish, he is willing to commit to making this more robust in order to assist with the assimilation of the plot into the landscape setting and strengthen the southern boundary of the building group. This could be achieved by an appropriately worded planning condition on landscaping/ woodland planting.
- 1.4 Access to the plot is obtained from the existing high-quality tarmac-surfaced access which extends southwards from the A702. The access is currently used to serve the two dwellings to the west of the plot and the equestrian sheds which lie to the west of the road. West Tarf and Westlands Lodge are understood to take access from the junction further west on the A702. Neither the Council's Roads Officer nor Transport Scotland has any objections to use of the access and junction with the A702.
- 1.5 It is proposed that the new house would be served by private foul and surface water drainage arrangements and mains water supply. The indicative position of the proposed septic tank and soakaway were shown on the submitted Indicative Site Plan.

Fig 2: Building Group at West Tarf and Access Road.





2.0 REFUSAL OF APPLICATION BY SCOTTISH BORDERS COUNCIL AND PLANNING POLICY CONTEXT

2.1 The planning application was refused on 19th November 2018 on the basis set out below.

The development is contrary to policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that it would amount to sporadic residential development in a countryside location unrelated to a building group that meets policy definitions and no overriding case for a dwellinghouse has been substantiated.

2.2 Policy relevant to this proposal is contained within Scottish Planning Policy and the Scottish Borders Local Development Plan (2016).

SCOTTISH PLANNING POLICY (SPP) 2014

2.3 SPP encourages rural development that supports prosperous and sustainable communities and businesses, whilst protecting and enhancing environmental quality. SPP provides that, where appropriate, the construction of single houses outwith settlements should be supported provided such are well sited and designed to fit with local landscape character, taking account of landscape protection and other plan policies.

2.4 A key focus for SPP is the creation of well-designed, sustainable places and supporting sustainable economic growth and regeneration. SPP creates a presumption in favour of development that contributes to sustainable development. Policies and decisions will be guided by key principles, including:

- *supporting good design and the six qualities of successful places;*
 - *making efficient use of existing capacities of land, buildings and infrastructure;*
 - *supporting climate change mitigation and adaption;*
 - *having regard to the principles of sustainable land use;*
 - *protecting, enhancing and promoting access to cultural and natural heritage;*
 - *reducing waste, facilitating its management and promoting resource recovery;*
- and*



- *avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality*

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN 2016

- 2.5 Relevant local policy is contained within the Scottish Borders Local Development Plan 2016, with key policy being HD2 Housing in the Countryside and HD3 Protection of Residential Amenity.
- (a) Housing in the Countryside Policy (HD2)**
- 2.6 This policy allows existing buildings groups to expand within a Plan period by 30% or 2 units, whichever is the greater, where suitable sites exist.
- 2.7 The proposed site should be well related to the existing building group and have no detrimental impact upon the character of the group, the landscape or the amenity of the surrounding area. Any development proposal should also be appropriate in terms of scale, siting, design, access and use of materials. Applications for new houses relating to expansion of building groups will be assessed against: a) the presence or, otherwise, of a group; and b) the suitability of that group to absorb new development.
- 2.8 It is not relevant, herein, to set out Housing in the Countryside policy which relates to **'operational/ economic requirement'** as the new single dwelling was not sought on the basis of "being essential for the operation of an existing business". It should, however, be noted that the Appellant proposes home working (leather-working workshop) as an ancillary use to the principal residential use and this would be accommodated within the detached garage. Further information on the Appellant's business is provided in the next section.
- 2.9 **Supplementary Guidance 'New Housing in the Borders Countryside'** provides additional detail in support of the above policy, setting out requirements where a new house is proposed in association with an existing building group. Requirements which are relevant to the development proposal include: that the scale and siting should reflect and respect the character and amenity of the existing group and the individual houses within the group and the new house should be situated in the area contained by



the “sense of place”.

- 2.10 The following criteria must also be met:
- No adverse effect on the viability of a farming unit or conflict with the operations of a working farm;
 - Satisfactory access and other road requirements;
 - Satisfactory public or private water supply and drainage facilities;
 - No adverse effect on countryside amenity, landscape or nature conservation;
 - No adverse impact on ancient monuments, archaeological sites, or on gardens or designed landscapes;
 - Appropriate siting, design and materials in accordance with relevant Local Plan policies.

- 2.11 The Guidance notes that the existence of a building group is identifiable by a “sense of place” which will be contributed to by: natural boundaries such as water courses, trees or enclosing landform, or man-made boundaries such as existing buildings, roads, plantations or means of enclosure.

(b) Protection of Residential Amenity (HD3)

- 2.12 This policy requires development to have no significant adverse impact on the amenity of existing or proposed houses. The scale, form and type of development proposed must fit with the residential area and it should not have unacceptable effects in terms of overlooking, loss of privacy or sunlight. There should also be no unacceptable impact on visual amenity more generally.

Access

- 2.13 The ability to achieve safe and satisfactory access is a requirement of the creation of any new housing in the countryside. A vehicular access is required to have visibility splays appropriate to the location and to the speed of traffic on the adjoining road system.

- 2.14 An extract from the LDP is shown overleaf showing the site within context:

FERGUSON PLANNING



Fig 3: Extract from Scottish Borders Local Development Plan Proposals Map





3.0 GROUNDS FOR APPEAL AND CASE FOR THE APPELLANT

- 3.1 The Local Authority's decision to refuse the application is challenged on the basis of the two Grounds set out below. It is asserted that the Proposal accords with the relevant policies and intentions of the Local Development Plan and Planning Guidance and there is also the material consideration that the proposal will allow the retention of a small established business in the local area.

GROUND 1: The proposed development is satisfactorily related to the existing four-unit building group within the context at West Tarf.

GROUND 2: The proposed development would not adversely affect the landscape setting and would not result in a detrimental impact upon residential amenity.

GROUND 1: THE PROPOSED DEVELOPMENT IS SATISFACTORILY RELATED TO THE EXISTING FOUR-UNIT BUILDING GROUP WITHIN THE CONTEXT AT WEST TARF AND THE PROPOSED ANCILLARY RURAL BUSINESS USE SHOULD BE TREATED AS MATERIAL CONSIDERATION.

- 3.2 The Appellant is of the view that, in terms of LDP **policy HD2** that a building group does exist at West Tarf and that it is capable, in principle, of expanding through implementation of the proposed development in the current Plan period. The building group has not expanded in the current LDP period.
- 3.3 The group is firmly bounded by the access road to the east, the A702 road to the north, the West Water burn to the west and the properties at Castlelaw (which lie close to the site), together with woodland, to the south. It is acknowledged that the houses are not all positioned in a tight cluster, but, nonetheless, it is considered that West Tarf is a building group and that there is a clear shared 'sense of place' between the four properties. The proposed site lies in close proximity to two of the residential properties in the grouping, namely 'Castlelaw' and 'Castlelaw Steading'.



3.4 Turning to compliance with adopted Guidance 'New Housing in the Borders Countryside', the following points are made:

- As already asserted, the proposed house is considered to lie within the area contained by the sense of place attributable to the existing building group;
- The proposal does not comprise ribbon development;
- The exact scale, siting, design and use of materials will be put forward at the next stage of the planning process in a way which accords with relevant Local Plan policies. The Appellant confirms that he would be willing to use traditional materials including natural slate;
- Satisfactory access arrangements are proposed – and accepted by the Roads Officer and Transport Scotland;
- There would be no detrimental impact upon the surrounding landscape with the site being subject to robust landscaping and woodland planting;
- The proposal would have no adverse effect on the viability of a farming unit or conflict with the operations of a working farm;
- Satisfactory water supply and drainage facilities will be demonstrated at the next stage of the planning process;
- There is no adverse impact on ancient monuments, archaeological sites, or on gardens or designed landscapes.

Rural Business

3.5 The Appellant wishes to remind the LRB that the principal reason for the proposal is to provide a house for his family's own occupation, but it will also enable his existing rural business to grow in the local area. Part of the garage of the proposed dwelling will be used by the Appellant as a leather-working workshop in connection with his saddlery fitting and repair business. The Appellant is a specialist saddle fitter, with the largest proportion of his client base in the Scottish Borders.

3.6 Further, utilising his traditional saddlery skills, the Appellant has also diversified into the design and development of a wide range of products such as golf bags, bagpipe travel cases and specialist products for the furniture and whisky industries. The success and sustainability of his business relies on him having a suitable garage with workshop space from which he can operate that is readily commutable from his core saddlery client base in the Scottish Borders.



- 3.7 The Appellant has been searching for an appropriate base in the local area for the past ten years without success. It is noted that there is no effective business land where a small workshop could be built in and around West Linton, a position which has been highlighted to the Council and Community Council on numerous occasions. West Tarf offers a solution, allowing the Appellant to build a modest house with garage/ workshop from which to run and grow his business.
- 3.8 The proposal would also allow the Appellant to continue to live in the local area with his young family whilst working in, and contributing to, the local community in a rural business. Both of his children attend, and are settled in, school locally with a family support network and grandparents close by, allowing the Appellant and his wife to work; another reason that relocation is not a viable option for them.
- 3.9 The Appellant has been renting business accommodation in various locations in Midlothian over the past 10 years because nothing has been available in the West Linton area. The current accommodation leased by the Appellant, some distance away in Midlothian, is office-type space in need of major refurbishment and is restrictive to work in, as well as being poorly-suited to the type of work the Appellant carries out, despite efforts at adaptation. Simple 'normal domestic sized' open-plan garage workshop space beside the dwelling would give the Appellant the flexibility he requires without altering the domestic setting of the dwelling.
- 3.10 The Midlothian Innovation Centre, where the space is currently leased, has been in administration and has recently been taken over by a property developer which has enhanced uncertainty over the Appellant's future there, with anticipated significant rental increases. The space is becoming unaffordable and the site may be at risk of being redeveloped for other uses.
- 3.11 The proposal provides the Appellant with a dwelling and modest and affordable garage workshop space beside it that meets his business needs in a location in the centre of his Client base. The home-working use of a small part of the development will be wholly ancillary to the principal residential use. It should be noted that the nature of the business is that customers do not visit the premises; it is purely a home-working workshop and products are delivered to Clients.

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3.12 The Appellant does not seek to justify the proposal wholly on the basis of “operational requirement” for a dwelling, as the business use, whilst important and material, is ancillary to the principal residential use which is put forward as the addition of a single unit to a building group. The Appellant does, however, ask that the LRB notes that the proposal will enable an existing rural business to thrive, remain in the local area and support home-working. As noted above, the garage within which the workshop will operate will be a normal domestic scale garage and will appear as such within the landscape setting.

Access

3.13 Access can be achieved directly from the public road by way of the good quality tarmac-surfaced access road (with passing places) which leads to the proposed plot. The Roads Officer had no objections to the proposed access. Transport Scotland has no objections to use of the existing junction with the A702.

3.14 The Appellant contacted Transport Scotland directly and received a response from Phil Hinchcliff (Area Manager South East, Network Maintenance, Trunk Road and Bus Operations) on 20th July 2018. His response was that *“if you are only constructing one house we do not have a problem with the access”*. Transport Scotland have thus indicated that they are content with the existing junction arrangement with the A702 trunk road.

3.15 The sheds beside the access road are for private equestrian use only, as opposed to a public/ commercial livery or arena. The facility does not give rise to increased vehicle movements as a result of its wholly private nature.

GROUND 2: THE PROPOSED DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE LANDSCAPE SETTING AND THERE WILL BE NO DETRIMENTAL IMPACT UPON RESIDENTIAL AMENITY.

3.16 In terms of landscaping, The Appellant proposed creating woodland planting/ landscaping around the house within the application (as shown on the Indicative Site Plan) and confirms to the LRB that he is willing to enhance this scheme to provide even more robust planting to more closely resemble woodland close to adjacent properties and, overall, to help to assimilate the new house into the landscape setting and further



define the southern edge of this building group.

- 3.17 Naturally, detailed landscaping proposals would form part of a further application at the next stage of the planning process in response to a suitably worded planning condition set out by the LRB, but the Appellant has taken this opportunity to illustrate the woodland planting he envisages within a revised Indicative Site Plan which shows the strengthened woodland planting. This is not considered to be “new information”. The Indicative Site Plan submitted with the original application was purely for indicative purposes and, as a planning application in principle, it did not form part of the formal application documents. The revised Indicative Site plan, again, serves to illustrate intent and is merely an expansion on that submitted originally.
- 3.18 Whilst it is acknowledged that the site lies within the corner of an agricultural field, the proposal occupies a similar plot size to adjacent properties, extending no further south into the agricultural land. Indeed, the proposal offers a ‘rounding off’ of the grouping at the south eastern edge and provides an opportunity to form a robust edge in this location.

Residential Amenity

- 3.19 It is considered that dwelling and garage/ workshop could be developed on the subjects without causing a detrimental impact upon the residential amenity, including overlooking, of the neighbouring properties. The workshop would not give rise to issues of noise as no power tools are used, only sewing machines. There is a reasonable degree of separation between the properties and the workshop does not involve the use of any other noisy equipment. The scale and exact positioning of the house, together with design and materials use can be controlled by the Planning Authority at the next stage in the planning process. Given the location close to the ‘Pentland Hills Special Landscape Area’ it is acknowledged that, at the next stage in the planning process, the proposed house design should be sensitive and appropriate to the surrounding landscape.

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4.0 CONCLUSIONS

- 4.1 The submitted Appeal, supported by this Statement, seeks the Council's decision to refuse Planning Permission for the erection of a single dwellinghouse and detached garage on land to the south east of West Tarf House to be overturned and consent be granted for the proposal.
- 4.2 There is an existing 4-unit building group at West Tarf and it has the capacity, in principle, to expand within the current LDP period.
- 4.3 The development proposal is situated within the corner of a field which is already clearly fenced off from the rest of the field and which shares a sense of place with the building group. The site is located in close proximity to two dwellings with the other two dwellings within the building grouping being of greater separation, but still part of the West Tarf building group.
- 4.4 The site on which the new house is proposed is considered to have an appropriate relationship with the building group in the context of policy HD2. The building group is enclosed by the access track, the A702, the West Water burn and existing houses and woodland to the south.
- 4.5 The proposal is justified on the basis of the 'building group' expansion justification, but it should also be noted that the proposal will include, as an ancillary use to the principal residential use, workshop space within the garage for the Appellant's rural business. This should be treated as a material consideration. There is no effective business space in West Linton for small workshop space.
- 4.6 Proposed tree planting and landscaping will help to assimilate the proposal into the landscape setting and enhance the southern boundary of the building group. The Appellant is willing to provide more robust woodland planting such as that shown in the Appellant's submitted Indicative Site Plan, should this be desired by the LRB.
- 4.7 Access can be achieved by way of a high-quality access road. Neither Transport Scotland or the Council's Road's Officer have any objections to access, parking or junction arrangements.



- 4.8 There will be no detrimental impact upon residential amenity – a point accepted by the Planning Authority.
- 4.9 The Appellant will be coming forward, at the next stage of the planning process with a proposal for a sensitively designed house and garage of modest scale which utilises traditional materials including a slated roof. The exact siting and design of the house and garage, together with boundary treatment and landscaping can be controlled by way of suitably worded planning conditions.
- 4.10 The LRB is, therefore, respectfully requested to allow the appeal to provide for the expansion of the existing building group at West Tarf by one dwelling.

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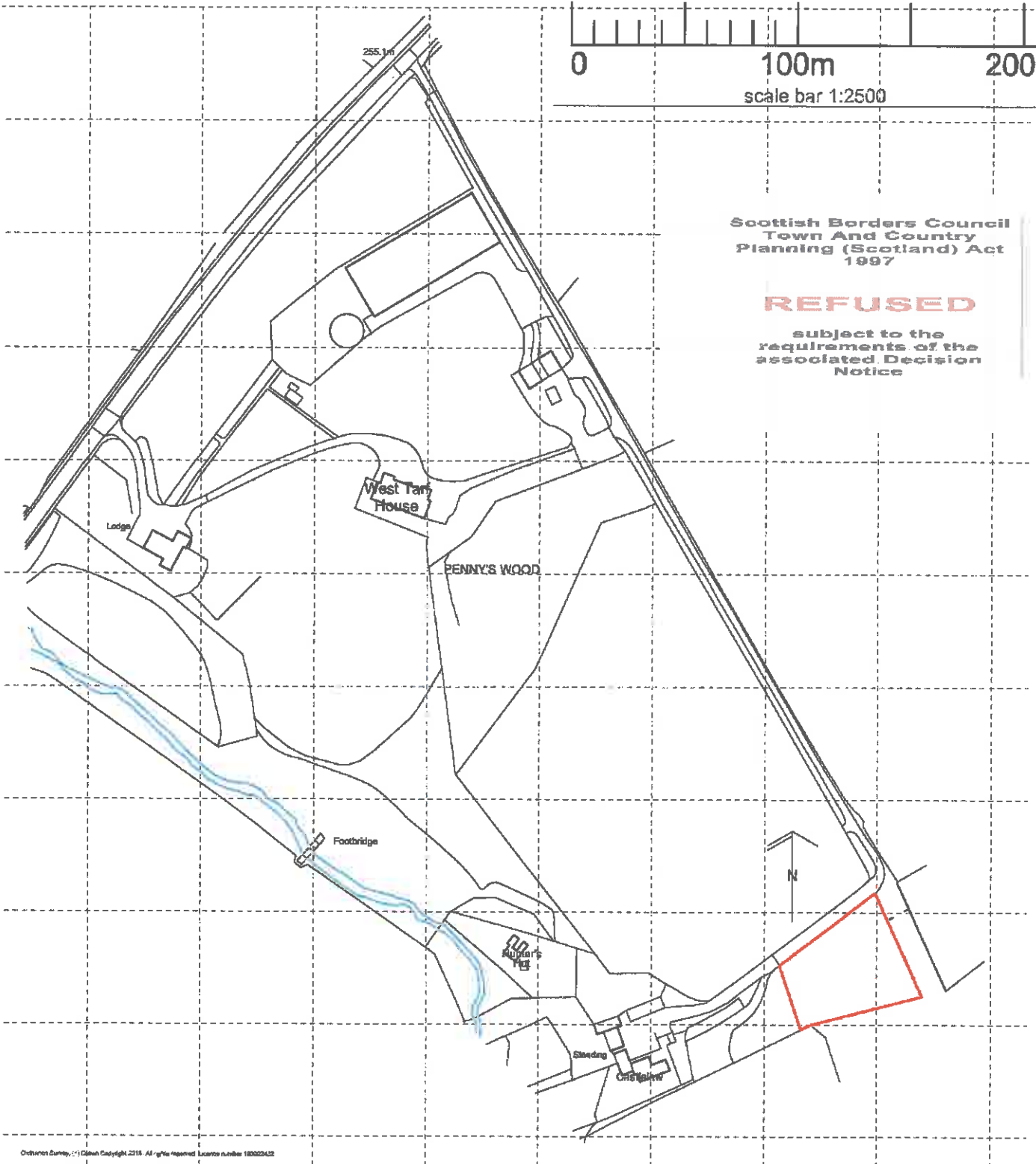
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Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997


REFUSED

subject to the
requirements of the
associated Decision
Notice



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HUNTER ARCHITECTURE 231 Galashiels Road Slow Galashiels TD1 2RE T :01579730510 E :info@hhunter.co.uk www.hhunter.co.uk	Drawn by FJH	Date	Drawing Name Location Plan
	Checked by HAH	Date	Drawing Status
Project Name Land at West Tart House West Linton	 SCANDINAVIAN HOMES www.fjordhus.com		Drawing Scale 1:2500
Clients Name Erlend and Karen Milne			Layout ID Status Revision 1344.PL_01__Rev_A