

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 18/00956/FUL

To : Mr & Mrs Rose and Alexis Kennedy per Architeco Ltd Per Colin Potter 43 Argyll Street
Dunoon Argyll PA23 7HG

With reference to your application validated on **19th July 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

At : Land North West of Chapel Cottage Melrose Scottish Borders

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

Dated 17th September 2018
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed



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Depute Chief Planning Officer

APPLICATION REFERENCE : 18/00956/FUL
Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
02A	Location Plan	Refused
03	Site Plan	Refused
04	Floor Plans	Refused
05	Floor Plans	Refused
06	Roof Plan	Refused
07	Elevations	Refused
08	Sections	Refused

REASON FOR REFUSAL

- 1 The proposed development is contrary in principle to Adopted Local Plan Policy HD2 and the advice of Supplementary Planning Guidance - New Housing in the Borders Countryside (December 2008) in that it lies out with the Development Boundary, and: (i) the site is not well-related to any existing rural building group (let alone to any building group capable of augmentation in accordance with the requirements of Policy HD2, Section A, 'Building Groups'); and (ii) the Applicant has not demonstrated that there is any operational need for a new dwellinghouse to be located at the site as a direct operational requirement of any agricultural, horticultural, forestry or other enterprise which is itself appropriate to the countryside.
- 2 The proposed development is contrary in principle to Adopted Local Plan Policies HD2, PMD2, EP10 and the advice of Supplementary Planning Guidance - New Housing in the Borders Countryside (December 2008) and Supplementary Planning Guidance - Place-Making and Design (January 2010), in that it is not in keeping with the sense of place of the countryside character and setting of the site and the surrounding area, principally through the introduction of an unsympathetic and suburban form of development into an isolated rural location, which would be harmful to the visual amenities of the site and surrounding area; including the Linthill Designed Landscape.
- 3 The proposed development is contrary to Adopted Local Plan Policies HD2, PMD2, EP10 and EP13, in that it has not been demonstrated satisfactorily that the development would not have any unacceptable impacts upon the local landscape, principally that it would not cause the loss of, or serious damage to, existing mature trees and hedging which contribute to the landscape value of the Linthill Designed Landscape.
- 4 The proposal does not comply with Adopted Local Development Plan Policy PMD2 in that the access arrangements are unsuitable to serve the development and inadequate provision has been made for the accommodation of appropriate visibility splays, such that there would be adverse impacts upon road safety as a result.

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.