

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name Mr Darin Strutt and Ms Jennifer Ettiene

Address 12 Simpson Loan Edinburgh

Postcode EH3 9GP

Contact Telephone 1

Contact Telephone 2

E-mail*

Agent (if any)

Name Keith Renton Architect

Address Humestanes Studio,
Hume Hall Holdings,
Greenlaw

Postcode TD10 6UW

Contact Telephone 1 01361 810 271

Contact Telephone 2

E-mail* info@keithrentonarchitect.co.uk

Mark this box to confirm all contact should be through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

Planning authority's application reference number 19/00521/AMC

Site address Land South East of Dundas Cottage, Selkirk, Scottish Borders

Description of proposed development

Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP)

Date of application 08/04/2019

Date of decision (if any) 01/07/2019

Note: this notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review (tick one box)

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Further submissions to illustrate level of local and neighbouring support for the application

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review of your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

See attached supporting statement

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

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. Note: there will be no opportunity to submit further documents to accompany this notice of review.

See attached sheet detailing all documents submitted with this notice of review

Note: the planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed Date 15 August 2019

The completed form should be returned to the Clerk of the Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St. Boswells TD6 0SA or sent by email to localreview@scotborders.gov.uk

Supporting Documentation for Notice of Review to Planning refusal ref.: 19/00521/AMC

PPP Approval 19/01256/PPP	Approved Drawing	11 February 2019				
	Approval Notice	11 February 2019				
Drawings as Submitted with Application	Drawing Title	Drawing ref				
	Location Plan	824P-01				
	Site Plan and Sections	824P-02				
	Proposed Plans	824P-03				
	South and West Elevations at House	824P-04				
	North and East Elevations at House	824P-05				
	Garage Elevations	824P-06				
	Overall 3D Images	824P-07				
Design and Supporting Statement						
Amended Drawings Submitted during consideration of application						
	South and West Elevations at House, timber walls slated roof	824P-04				
	North and East Elevations at House timber walls slated roof	824P-05				
	South and West Elevations at House rendered walls slated roof	824P-04				
	North and East Elevations at House rendered walls slated roof	824P-05				
	DATE					
Email from Planner to Architect		23 May 2019				
Email from Architect to Planner		24 May 2019				
Email from Architect to Planner		29 May 2019				
Email from Planner to Architect		29 May 2019				
Email from Architect to Planner		30 May 2019				
Email from Planner to Architect		7 June 2019				
Email from Architect to Planner		10 June 2019				
Email from Architect to Planner		24 June 2019				
Letter of Support from Willowbank Cottage		27 July 2019				
Letter of support from Neighbouring Properties		July 2019				

Our ref: PR01A:KR/RR

14 August 2019



Tel: 01361 810 271

Info@keithrentonarchitect.co.uk

www.keithrentonarchitect.co.uk

SUPPORTING STATEMENT

for

Notice of Review

of

Refused Planning Application 19/00521/AMC

A review is being sought against the refusal of the above application. The basis of this request is that:

1. The proposals, although considered contemporary, have been designed to mitigate against any concerns that could have arisen from the immediate neighbours and local community. This has been achieved by carefully placing the new house low into the site which ensures there is minimal impact from the road and adjacent properties. The overall visual impact will be minimal and significantly less than the large house being constructed on a high point north of the public road to the NE of the site (Planning ref: 16/01467/amc). It should be noted that this house (to the NE) has several features which I do not consider to be traditional such as a large covered verandah and first floor glazed terrace.
2. Materials used are considered to be appropriate. The planners email dated 23 May stated that they are *"not in keeping with the character of the area"*. This is absurd as the metal roofing and timber walling materials are those being used and approved in the house noted above to the NE of the site.
3. The proposals have the full support of neighbours and the local community and did not receive any objections. The reality is that there is strong local support for the application. This is particularly the case for those neighbours most likely to be affected, ie. those to the north (Dundas Cottage) and to the East (Willowbank). A "more traditional" design, as requested, would likely involve a 1.5 - 2 storey pitched roof design which would (due to siting restrictions) significantly impact on the aspect from Warsaw Cottage and have greater impact from the roadside.
4. Sympathetic contemporary, low energy and sustainable design should be supported and is significantly important if targets for reduced carbon emissions are to be met and a climate crisis avoided.

Humestanes Studio, Hume Hall Holdings, Greenlaw, Duns, Berwickshire, TD10 6UW





Miss Kimberley Jackson
per Stuart Davidson Architecture
Design Studio
32 High Street
Selkirk
Scottish Borders

Please ask for: Barry Fotheringham
01835 826745
Our Ref: 18/01256/PPP
Your Ref:
E-Mail: BFotheringham@scotborders.gov.uk
Date: 12th February 2019

Dear Sir/Madam

PLANNING APPLICATION AT Land South East of Dundas Cottage Ettrick Valley

PROPOSED DEVELOPMENT: Erection of dwellinghouse

APPLICANT: Miss Kimberley Jackson

Please find attached the decision notice for the above application.

Please read the schedule of conditions and any informative notes carefully.

Drawings can be found on the Planning pages of the Council website at <https://eplanning.scotborders.gov.uk/online-applications/>. Please see the requirement for notification of initiation and completion of development as well as for Street naming and numbering as appropriate.

It should be noted that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Surveyor.

Yours faithfully

John Hayward

Planning & Development Standards Manager

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

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

Application for Planning Permission

Reference : 18/01256/PPP

To : Miss Kimberley Jackson per Stuart Davidson Architecture Design Studio 32 High Street
Selkirk Scottish Borders TD7 4DD

With reference to your application validated on **14th September 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of dwellinghouse

At : Land South East of Dundas Cottage Ettrick Valley Scottish Borders

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), subject to the following direction:

- That an application for approval of matters specified in the conditions set out in this decision shall be made to the Planning Authority before whichever is the latest of the following:
 - a) The expiration of three years from the date of this permission, or
 - b) The expiration of six months from the date on which an earlier application for approval of matters specified in the conditions set out in this decision notice was refused or dismissed following an appeal.Only one application may be submitted under paragraph (b) of this condition, where such an application is made later than three years after the date of this consent.
- The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the matters specified in the conditions set out in this decision.

And subject to the conditions on the attached schedule imposed by the Council for the reasons stated

Dated 11th February 2019
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

John Hayward
Planning & Development Standards Manager

APPLICATION REFERENCE : 18/01256/PPP**Schedule of Plans and Drawings Approved:**

Plan Ref	Plan Type	Plan Status
P537-SK-001	Location Plan	Approved
	Site Plan	Approved

REASON FOR DECISION

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

SCHEDULE OF CONDITIONS

- No development shall commence until the details of the layout, siting, design and external appearance of the building(s), the means of access thereto including two parking spaces within the site, refuse and recycling bin storage, surface water mitigation and the landscaping of the site have been submitted to and approved in writing by the planning authority. No development, including land raising, shall take place below 226.0mAOD and the finished floor levels of the house shall not be below 227.0mAOD. Further, the landscaping shall: include structure planting on the south east and south west boundaries of the site (indicated green and noted on the on the approved plans) and; shall be designed to shed water away from the building
Reason: To achieve a satisfactory form of development and to comply with the requirements of section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- No development shall commence until all matters specified in conditions have, where required, been submitted to and approved in writing by the planning authority. Thereafter the development shall only take place except in strict accordance with the details so approved.
Reason: To achieve a satisfactory form of development and to comply with the requirements of section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- No development shall commence until precise details of water supply and of both surface water and foul water drainage have been submitted to and approved in writing by the planning authority and thereafter, no development shall take place except in strict accordance with the approved scheme. The surface water drainage arrangements shall be based on sustainable drainage techniques.
Reason: To ensure an adequate water supply is available and that satisfactory arrangements are made for the disposal of surface and foul water.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

Works within the public road boundary must be undertaken by a contractor that has been approved by the council.

PRIVATE WATER SUPPLY

If the development is to be serviced by a private water supply the developer should provide information to demonstrate that the supply will be adequate for the size of the development and not affect supplies in the vicinity. In order to do this the following information is required:

1. The type of supply i.e. borehole, spring, well etc;
2. The location of the source by way of an 8 digit reference number;
3. Details of other properties on the supply (if the supply is an existing one);
4. Estimated volume of water that the supply will provide (details of flow test);
5. Evidence that this supply will not have a detrimental effect on supplies in the area;
6. Details of any emergency tanks;
7. Details of treatment to be installed on the system;
8. Details of any laboratory tests carried out to ensure the water is wholesome.

For information, the minimum daily volume of water that requires to be supplied by a private water supply must be equivalent to one cubic metre (or 1000 litres) of water per day for every five persons who will be using the supply. It is the provision of this quantity that must be ensured and, as such, water storage facilities may be necessary for this purpose. In addition, when designing storage facilities, the minimum recommended capacity is three days' reserve, in order to allow for supply interruption/failure.

PRIVATE DRAINAGE SYSTEM

Private drainage systems often cause public health problems when no clear responsibility or access rights exist for maintaining the system in a working condition.

Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law.

To ensure that problems do not arise, the developer should ensure that the maintenance duties on each dwelling served by the system have been clearly established by way of a binding legal agreement. Access rights should also be specified.

MINI PLANNING BRIEF

Further applications should be made in accordance with the terms of the Etrick (Hopehouse) Mini Planning Brief. Particular note should be paid to the submission requirements set out in that document. Notwithstanding the indicative siting of the house shown on the approved plan, its siting and layout will be subject to further consideration at the detailed stage.

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

Notice of Initiation of Development

Section 27 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, once they have decided the date they will start work on the development, inform the planning authority of that date as soon as is practicable. A form is available on the Council's website for this purpose.

Notice of Completion of Development

Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

When planning permission is granted for phased development then under section 27B(2) the permission is to be granted subject to a condition that as soon as practicable after each phase, other than the last, is completed, the person carrying out the development is to give notice of that completion to the planning authority.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD
Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA
Scottish Water, Developer Services, 419 Balmore Road, Possilpark, Glasgow G22 6NU
British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND
Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA
Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL
BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH
THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD
Susiephone System – **0800 800 333**

If you are in a Coal Authority Area (Carlops or Newcastleton), please contact the Coal Authority at the following address: The Coal Authority 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG

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 (as amended) 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 (as amended).

Our ref: 824 DESIGN STATEMENT

Keith Renton
architect



Tel: 01361 810 271
Info@keithrentonarchitect.co.uk
www.keithrentonarchitect.co.uk

DESIGN STATEMENT

for

PROPOSED NEW HOUSE

at

Plot SE of Dundas Cottage Ettrick



SITE DESCRIPTION

The site lies to the south of the B709 in Ettrick.

Surrounding land consists mainly of rough grazing ground with some pockets of tree planting to the west and north. To the north of the road is a traditional stone cottage and a recently constructed new house. To the east is another recently constructed home.

The site itself is currently a grassed field sloping down from road level to a low point in the southern corner.

Humestanes Studio, Hume Hall Holdings Greenlaw, Duns, Berwickshire, TD10 6UW

Our ref: 824 DESIGN STATEMENT

BUILDING BRIEF

The brief given for this house was for a modest home to provide the following accommodation:

3 bedrooms

Kitchen, Dining and Living Areas

Utility space, storage and the usual toilet bathroom provisions.

Garage with additional space for storage.

The house should also be:

Simple and contemporary

Sustainable, thermally and energy efficient

Light and airy

Make the most of the available views, where possible, to the south, west and east along the Ettrick Valley.

DESIGN SOLUTION

Siting

As established during earlier planning applications to alleviate concerns over potential for flooding siting of the house and any building is restricted to levels above 226m. Therefore the house is located towards the top half of the plot and has a finished lower floor level of 228.60m. The house is sited centrally on the plot on an east west axis to enable maximum solar gains from the principal south elevation wall and roof glazing.

Building Design and Form

The house has been designed to work with the gradient of the site and incorporates a split level. The upper level contains guest bedroom and sits 1m higher than the main lower entrance level. This lower level contains all the principal accommodation. The internal layout is compact with minimal wasted circulation space. An open plan kitchen, dining and living space gives direct access to the master bedroom and guest bedrooms. The living area and master bedroom both have direct access to the south and east facing external terrace.

The building is designed to be contemporary, have a simple form with clean lines and clearly defined roof and wall elements.

The principal elevation is south facing with large areas of glazing. The north/road elevation is consciously plain with minimal openings.

Overall the design is clean and contemporary. It does not seek to mimic either local traditional stone buildings or more recently built rendered and slated roofed houses in the area.

The garage building follows the same design form of the house and is set into the slope to the north west of the house. The garage will also contain pumping and associated equipment needed as part of the borehole water supply

Sustainability, Thermal and Energy Efficiency

Several features in the form and construction will contribute in making this a sustainable, thermally and energy efficient home:

Very high levels of insulation to walls, floor and roofs which will exceed the requirements of Part 6 of the Building Regulations. Expected maximum U values are 0.1 W/m²K at ground floor, 0.13 W/m²K to walls and 0.13 W/m²K at the roof.

The use of timber triple glazed windows and doors with u values averaging less than 1.0W/m²K.

Our ref: 824 DESIGN STATEMENT

Careful detailing to achieve air tightness levels less than $1\text{m}^3/\text{m}^2$ air changes an hour at 50 pascals (current building regulations norm is between 5 and $7\text{m}^3/\text{m}^2$ air changes an hour at 50 pascals)

Careful detailing to minimise or eliminate cold bridging at the external envelope. This will include the use of an insulated ground floor slab system which not only achieves high levels of thermal insulation to the floor but also significantly reduces cold bridging at the ground floor to wall junctions (<http://www.advancedfoundationtechnologylimited.co.uk>).

Use of PassiveHaus detailing and principals (<http://www.passivhaus.org.uk/>) along with monitoring during construction to ensure the building performance as designed is achieved when built and in use.

Maximising passive solar gains by orienting most glazing to the south and minimising glazing to the North elevation.

The use, where technically possible the use of natural or recycled insulation products at the walls and roof such as wood fibre (<http://www.pavatex.com/en/home/>) and cellulose insulation (<http://www.warmcel.co.uk>)

The insulated slab system listed above minimises excavation of the ground and materials used (reduced use of concrete and no clockwork required).

Installation of Photovoltaic Solar panels. The system to be used will ensure that virtually all electricity generated will be used directly by the house or to provide hot water when excess generation is identified.

The use of a mechanical ventilation with heat recovery system to minimise losses otherwise lost through mechanical ventilation (extract fans).

Fitting 100% very low energy LED lights both internally and externally.

Light and Airy

The location and sizing of windows ensure all living spaces achieve high standards of natural lighting. The provision of windows both to the N and S ensure cross ventilation will be possible to counter overheating and provide good levels of natural ventilation when required.

Views

The house has been sited and oriented not only to maximise solar gains but also provides views to the south and eastwards along the valley

External Materials and Appearance

The external materials used on the building is limited to metal and timber.

Walls are to be clad predominately using horizontal timber cladding which will be left to naturally weather to a grey finish. For the remaining wall areas initially the use of render walls was considered. However this was dismissed due to the effects that high levels of moisture would have on the render over time (staining and surface mould growth) which would require regular cleaning or painting if the original intended appearance was to be maintained. Therefore it is proposed that the remaining areas are to be clad in standing seam powder coated steel to provide both a contrast to the timber and a long term maintenance free surface.

Placement of each material has been carefully considered in conjunction with window and door openings to give balance and interest to all elevations.

Roofs shall be finished using the same standing seam powder coated metal sheeting used on the walls. This will be a dark grey with the gutters down pipes and window frames all coloured to match

Rainwater pipes and gutters, these shall be Lindab steel and be powder coated as noted above.

Windows and doors, although timber in construction these shall be aluminium clad and powder coated to provide a long life and maintenance free finish.

Our ref: 824 DESIGN STATEMENT

Base Course, a simple dark grey cast stone or render will be provided to give protection to wall finishes and separation between the ground and wall.

The retaining wall to the north of the house will be faced in locally sourced whinstone.

Gabions to the north of the garage will be provide to retain the high ground behind and will be filled using locally sourced stone

Hard Landscaping. Surrounding the house will be paved areas and a small terrace to the south. This will be formed using either stone or concrete slabs with a gravel margin between the paving and the base course (to reduce splashback on the walls and improve drainage around the house). The drive will be formed using permeable materials to reduce run off.

SERVICES:

Water is to sourced from a new bore hole located in the NW corner of the site. The location being determined by the need to keep a minimum distance (50m) from the waste water discharge and eliminate any impact on the neighbour (to the east) own borehole.

Mains Electricity will be taken from the overhead supply running along the road side.

Waste water disposal, a new waste water treatment system is to be provided on site and has been located to avoid the potential of contamination to both the new bore hole and that of the neighbour to the east. This will consist of a packaged treatment unit and soakaway all located on the site.

Surface water will also discharge to a soakaway on the site.

SUMMARY

The siting and design of the proposed new house will provide a modest modern home which is sustainable, thermally and energy efficient.

The scale, setting, design and landscaping proposals ensure that this new home is appropriate for its location and an enhancement to the local building group.

Keith Renton

Architect. July 2019.

Support on behalf of Planning Application
Number 19/00521/AMC.

Erection of Dwelling House and Garage
in the Hope House Community.

WARDLAW JACKSON, WARDLAW FARM, [REDACTED]

CHRIS TILNEY, THIRLESTONE HOPE FARM, [REDACTED]

[REDACTED] The Cottage ✓

Emma + Rob Smith, Burnside [REDACTED]

JOHN + ZOSIA MCCURRATH (Building Plot between Pindars
Cottage + Wardlaw Farm)
[REDACTED]

Mr. & Mrs. F.Garton
Willowbank Cottage
Hopehouse
Ettrick Valley
Selkirk
TD7 5HU

27.07.19.

Keith Renton Architect
Greenlaw
Duns

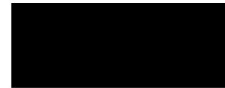
Good day Mr. Renton.

Ref: Planning Application – Land South East Of Dundas Cottage (TD7 5HU)

We are writing to you to inform you that, as next door/immediate neighbours to the site of this planning application, we have no objection nor any issues with the plans as originally proposed to SBC.

We feel the design and size/location of the building would be a reasonable fit on this site and would not be overly obtrusive as they indicate the building to be set into the hillside and facing the river.

Regards,
Frank Garton & Evelyn Garton



Willowbank Cottage
Hopehouse
Ettrick Valley
Selkirk
TD7 5HU

