

From: "Taylor, Brett" <Brett.Taylor@scotborders.gov.uk>  
Subject: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC  
Date: 23 May 2019 at 4:35:01 BST  
To: "info@keithrentonarchitect.co.uk" <info@keithrentonarchitect.co.uk>

Dear Keith,

With regards to the above mentioned application for the erection of a dwellinghouse. I've now had the opportunity to conduct a site visit, view the previous PPP application and discussed your proposals with colleagues within the planning service. In respect of the current scheme, there are a number of issues that I've got concerns with and unless these are addressed then the planning service cannot support the current application.

The principle of a dwellinghouse has been established in the approved PPP application (18/01256/PPP). However, within the Ettrick (Hopehouse) mini planning brief and studying the approved planning permissions of the similar developments within the immediate area. The contemporary design and choice of materials of the proposal are not in keeping with the character and scale of the houses in the surrounding area. I feel a more traditionally designed house would be more appropriate in this location.

In light of the above, I would recommend that this current application is withdrawn and a new application submitted taking into account my above comments.

I am happy to discuss any future proposals in due course.

Kind regards

Brett

Brett Taylor  
Planning Officer  
Development Management

Regulatory Services  
Scottish Borders Council  
Tel: 01835 826628  
Email: [brett.taylor@scotborders.gov.uk](mailto:brett.taylor@scotborders.gov.uk)

*How are you playing [#yourpart](#) to help us keep the Borders thriving?*

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From: Keith Renton <[keith@keithrentonarchitect.co.uk](mailto:keith@keithrentonarchitect.co.uk)>  
Subject: Re: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC  
Date: 24 May 2019 at 7:24:47 BST  
To: "Taylor, Brett" <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>  
Cc: [REDACTED]

Morning Brett,

To say I'm disappointed is an understatement. The design I have produced is low key and presents very little impact from the road and other public view points. The bulk of the building is set below the road level and partially screened by planting.

I'd like to have a chat with you in more detail about your concerns so I can better understand these before consulting with my client and deciding how we wish to proceed. Could you let me know when would be the best time to call you.

Regards

Keith

On 23 May 2019, at 4:35pm, Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)> wrote:

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Subject: Re: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC  
Date: 29 May 2019 at 7:23:30 BST  
To: "Taylor, Brett" <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>

Morning Bret

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Best regards

Keith

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Greenlaw, Duns, TD10 6UW  
Tel: 01361 810271  
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Subject: RE: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC  
Date: 29 May 2019 at 9:24:38 BST  
To: Keith Renton <Keith@keithrentonarchitect.co.uk>

Dear Keith,

Thank you for your email and may I take this opportunity to apologise for the delay in responding to you. I am free to discuss this application from 2.00pm tomorrow afternoon.

Kind regards

Brett

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**From:** Keith Renton [mailto:Keith@keithrentonarchitect.co.uk] **Sent:** 29 May 2019 07:24 **To:** Taylor, Brett <Brett.Taylor@scotborders.gov.uk> **Subject:** Re: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC

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From: Keith Renton <keith@keithrentonarchitect.co.uk>  
Subject: Re: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC  
Date: 30 May 2019 at 5:05:38 BST  
To: "Taylor, Brett" <Brett.Taylor@scotborders.gov.uk>  
Cc: [REDACTED]

Afternoon Brett

It was good to get the opportunity to speak with you earlier. I'm sure you're finding the borders full of new experiences and challenges to those encountered in Edinburgh!

Further to our telephone discussion I can confirm the following:

I'm still a little surprised, given the efforts made to create a design which is discrete and low key, that the council feel unable to support it. The design as submitted, largely sits below the road level and will be screened by planting to the north. This low placement also benefits greatly the views from across the road at Dundas Cottage (a concern highlighted by the owners of Dundas Cottage). However I was pleased to see that there were no letters of objection to the proposals from either the immediate neighbours or the wider Ettrick community.

Notwithstanding the above I attached some revisions to our design which I hope will be considered favourably.

The first shows the external wall finishes to all publicly visible elevations changed to timber and the road facing roof pitches (pitch which matches those of the traditional buildings in the valley) to natural slate.

The second set of drawings show the majority of the road side facing elevations with a rendered finish (obviously the colour and texture of this would need to be agreed, my inclination would be to go for something akin to a traditional rough cast with a bit of texture and off white colour ) the roof slopes are again slated.

As far as the garage is concerned I have no difficulty in redesigning this to be a more conventional design (single storey with pitched slated roof and either timber clad or rendered walls).

I would appreciate if you could review these and have a chat with Carlos taking on board not only the changes suggested but also my points regarding the placement and level of the building on the site.

Best regards

Keith



From: "Taylor, Brett" <Brett.Taylor@scotborders.gov.uk>  
Subject: RE: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC  
Date: 7 June 2019 at 3:37:30 BST  
To: Keith Renton <Keith@keithrentonarchitect.co.uk>

Dear Keith,

Thank you for your email and attached drawings and may I take this opportunity to apologise for the delay in responding to you. I've now had the opportunity to discuss your amendments with colleagues within the planning department.

Whilst I appreciate your revised drawings showing the changes in materials and that the current proposals sit below the road level. However, I still feel the overall contemporary design is still not in keeping with the character and scale of the immediate surrounding area and the requirements of the planning brief. Consequently, I cannot support the current proposals.

To support an application for a new dwelling on this site a more conventional design would be required and therefore I would recommend that this current application be withdrawn.

I would be very grateful if you could inform me of your intentions in due course.

Kind regards

Brett

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How are you playing [#yourpart](#) to help us keep the Borders thriving?

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**From:** Keith Renton [mailto:Keith@keithrentonarchitect.co.uk] **Sent:** 30 May 2019 17:11 **To:** Taylor, Brett <Brett.Taylor@scotborders.gov.uk> **Cc:** Darin Strutt  
**Subject:** Re: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC

Afternoon Brett It was good to get the opportunity to speak with you earlier. I'm sure you're finding the borders full of new experiences and challenges to those encountered in Edinburgh! Further to our telephone discussion I can confirm the following: I'm still a little surprised, given the efforts made to create a design which is discrete and low key, that the council feel unable to support it. The design as submitted, largely sits below the road level and will be screened by planting to the north. This low placement also benefits greatly the views from across the road at Dundas Cottage (a concern highlighted by the owners of Dundas Cottage). However I was pleased to see that there were no letters of objection to the proposals from either the immediate neighbours or the wider Ettrick community. Notwithstanding the above I attached some revisions to our design which I hope will be considered favourably. The first shows the external wall finishes to all publicly visible elevations changed to timber and the road facing roof pitches (pitch which matches those of the traditional buildings in the valley) to natural slate. The second set of drawings show the majority of the road side facing elevations with a rendered finish (obviously the colour and texture of this would need to be agreed, my inclination would be to go for something akin to a traditional rough cast with a bit of texture and off white colour) the roof slopes are again slated.

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Subject: Re: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC  
Date: 10 June 2019 at 10:12:45 BST  
To: "Taylor, Brett" <Brett.Taylor@scotborders.gov.uk>  
Cc: [REDACTED]

Dear Brett

One again I'm disappointed in your response. Since my last email my clients and I met with a number of the neighbours and were pleasantly surprised to hear of the level of support locally for our design. I have also looked at the building currently being constructed across the road (to the east of Shankend Cottage, planning ref: 16/01467/AMC). It is interesting to note that this will be clad fully in timber with a standing metal roof. Given that this building sits on a raised area above the road, is very prominent and clearly not a "conventional or traditional" design I cannot see any reason why our proposals cannot be supported and approved.

Therefore after consultation with my client I can confirm that we will not be withdrawing the application and ask that you determine the application on the basis of the drawings as originally submitted (metal clad roof and combined metal and timber clad walls). I would hope that you would reconsider the application in the context of the local support that there is for this application and the design and materials being used at the adjacent property referred to above. If it is still your opinion that you cannot support the application then, following a refusal, we would seek to have the application considered by the Local Review Body.

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On 7 Jun 2019, at 3:37pm, Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)> wrote:

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[<image001.png><image002.jpg>](#)

**From:** Keith Renton [<mailto:Keith@keithrentonarchitect.co.uk>]

**Sent:** 30 May 2019 17:11

**To:** Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>

**Cc:** Darin Strutt [REDACTED]

**Subject:** Re: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC

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Subject: Fwd: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC  
Date: 24 June 2019 at 1:21:13 BST  
To: "Taylor, Brett" <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>  
Cc: [REDACTED]

Afternoon Brett

I was wondering if you had had an opportunity to consider my last email?

Regards

Keith

Begin forwarded message:

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**Date:** 10 June 2019 at 10:12:45 BST  
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**From:** Keith Renton [<mailto:Keith@keithrentonarchitect.co.uk>]  
**Sent:** 30 May 2019 17:11  
**To:** Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>  
**Cc:** Darin Strutt [REDACTED]  
**Subject:** Re: Erection of dwellinghouse and detached garage (approval of all matters specified in conditions 18/01256/PPP) - 19/00521/AMC

Afternoon Brett It was good to get the opportunity to speak with you earlier. I'm sure you're finding the borders full of new experiences and challenges to those encountered in Edinburgh! Further to our telephone discussion I can confirm the following: I'm still a little surprised, given the efforts made to create a design which is discrete and low key, that the council feel unable to support it. The design as submitted, largely sits below the road level and will be screened by planting to the north. This low placement also benefits greatly the views from across the road at Dundas Cottage (a concern highlighted by the owners of Dundas Cottage). However I was pleased to see that there were no letters of objection to the proposals from either the immediate neighbours or the wider Ettrick community. Notwithstanding the above I attached some revisions to our design which I hope will be considered favourably. The first shows the external wall finishes to all publicly visible elevations changed to timber and the road facing roof pitches (pitch which matches those of the traditional buildings in the valley) to natural slate. The second set of drawings show the majority of the road side facing elevations with

a rendered finish (obviously the colour and texture of this would need to be agreed, my inclination would be to go for something akin to a traditional rough cast with a bit of texture and off white colour ) the roof slopes are again slated.

As far as the garage is concerned I have no difficulty in redesigning this to be a more conventional design (single storey with pitched slated roof and either timber clad or rendered walls). I would appreciate if you could review these and have a chat with Carlos taking on board not only the changes suggested but also my points regarding the placement and level of the building on the site.

Best regards Keith

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