



Mr Craig Dougall
per Suzanne McIntosh Planning Limited
45C Bath Street
Portobello
Edinburgh
United Kingdom

Please ask for: Carlos Clarke
01835 826735
Our Ref: 18/01777/FUL
Your Ref:
E-Mail: CGClarke@scotborders.gov.uk
Date: 7th August 2019

Dear Sir/Madam

PLANNING APPLICATION AT Garden Ground Of 7 Heriot House Heriot Scottish Borders

PROPOSED DEVELOPMENT: Erection of two dwellinghouses

APPLICANT: Mr Craig Dougall

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at
<https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

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: 18/01777/FUL

**To : Mr Craig Dougall per Suzanne McIntosh Planning Limited 45C Bath Street Portobello Edinburgh
United Kingdom EH15 1HB**

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

Proposal: Erection of two dwellinghouses

at: Garden Ground Of 7 Heriot House Heriot Scottish Borders

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

**Dated 6th August 2019
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 18/01777/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
17-40-001 E	Proposed Site Plan	Refused
17-40-050	Landscaping Plan	Refused
17-40-002 C	Proposed Plans	Refused
17-40-003 E	Proposed Elevations	Refused
17-40-005 D	Proposed Elevations	Refused

REASON FOR REFUSAL

- 1 The proposed development does not comply with Policies PMD2, HD2 and EP13 of the Local Development Plan 2016, or Supplementary Planning Guidance on New Housing in the Borders Countryside 2008, Trees and Development 2008 or Placemaking and Design 2010 in that the siting and design of the proposed development would have an adverse and unsympathetic impact on the landscape character of the site; sense of place of the existing group and its built form; and existing tree planting. Other material considerations do not outweigh these policy conflicts
- 2 The proposed development does not comply with Policy PMD2 of the Local Development Plan 2016 or New Housing in the Borders Countryside Supplementary Planning Guidance 2008 in that it has not been demonstrated that the development can be provided with a safe means of vehicular access and would not adversely impact on the integrity of the public road and verge, therefore potentially leading to an adverse impact on road safety. Other material considerations do not outweigh these policy conflicts

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 (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).