



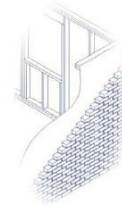
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Proposed Dwelling at Land to South of Dodlands, Hawick, TD9 8LG **For Mr C. Lyle**

Further to the provisional enquiry submitted earlier this year (19/00074/PREAPP) we are now submitting this formal application seeking planning permission for a new dwelling on land to the South of Dodlands, located to the East of Hawick. While the response to our provisional enquiry came back quite negative, there were areas in the report that were untrue of the proposed site, which is a failing of the provisional enquiry process whereby a desktop study approach does not give the full view and overview of the proposals, and in this instance it also appears that the photographs submitted were also not taken into consideration.

Below are some notes included within the statement provided with the provisional enquiry, which are still relevant to this formal application.

The applicant has owned and lived at Dodlands for several years, with an extent of agricultural ground for sheep and equestrian purposes being ideal for his lifestyle. Due to personal circumstances, the applicant may need to sell Dodlands, but would like to retain the adjacent land, and ideally still live in the vicinity. Living adjacent to his livestock gives an increased sense of security given the current climate where opportunists appear to be picking out isolated houses and agricultural buildings.

The proposals would likely consist of a modest sized bungalow to minimise any visual impact a new house may have, although the suggested site is concealed from the majority of public areas by Dodlands itself. The proposed siting to the South is on a predominantly sloped section of land, so the house design will need to be considered carefully, with potential for a split-level design.

It was thought that this particular site might be the best option for the land available, providing access from the existing drove road that passed between Dodlands and Firdean, rather than needing to form a new access to the A6088.

A house in this location should sit quite well between Dodlands and Firdean, creating the desired building group for the countryside, so not entirely isolated from any other development. The obvious designs would include a pitched slate roof and a mix of stone and render finish to the walls. As required by the current building standards, the thermal efficiency of the house will be of paramount importance, allowing for renewable energy and all required drainage to meet the standards set out by SEPA.

The main concern is possibly the existing access from the drove road onto the A6088, located near to a bend in the road to the East, which realistically cannot be improved regarding sightlines, which the roads department may require. Although the national speed limits apply to this stretch of road, the tight nature across this section does restrict vehicular speed considerably, if that is taken into account.

The planning officers' report from the provisional enquiry takes note of the relationship between Dodlands and Firdean, and states "In point of fact, they are accessed from different roads" which is incorrect. Both properties are accessed from the drove road, providing a single vehicular access onto the A6088. While a site visit would have established this, it is also clearly visible from the photographs submitted with the enquiry, and also attached to this statement.

There is also reference to the orientation of the existing houses, which is a correct observation, and from our point of view neither of the existing houses is orientated to any discernible standard, either with the adjacent roads or each other, which is a failing of the planning department, assuming Firdean is the newer of the two houses. While any proposed house design, layout and orientation would need to be approved under an additional approved matters application, the indicative house position and layout added to the site layout shows alignment with Firdean and also with the outhouses within the garden grounds to Dodlands. The suggestion that these proposed

houses cannot have a sense of belonging is a harsh criticism at best. Also allowing the fact that the new site is almost unseen from any public areas also weakens the suggestion this is a main consideration for refusal.

As noted above (within the provisional enquiry statement), it was not suggested this house was required for operational needs in relation to the livestock the applicant owns, but more for an increased level of security for the investment he has made.

It was also noted that the presence of trees and vegetation along the boundary between Dodlands and the field proposed for development would mean the new house had no sense of containment. Again, looking at the photographs submitted, it is clear to see there are no trees along the Southern boundary to Dodlands, with a simple post & wire fence provided to the South and West boundaries, with the odd interspersed hedgerow that has been poorly maintained, but certainly not enough to consider a finite boundary. Indeed looking at the boundaries to Dodlands and Firdean, there appears to have been no consideration previously (especially relating to Firdean) where the garden grounds were determined to have a defined layout prior to construction of these houses. The proposed boundary for the new plot aligns with Dodlands to the West, and is in keeping with how the garden to Firdean probably should have been located, encompassing the two existing dwellings.

Finally there was also suggestion from the planning department that there would have been additional loss of vegetation (trees and hedging) to accommodate visibility splays. As noted in the provisional enquiries, not much improvement can be made at the existing junction of the drove road with the A6088, and has no reflection on the site itself. Assuming this refers to the access from the drove road to the site, again the photographs indicate there are no trees along this side of the drove road, and there is already a gap in the hedgerow that vehicular access could be formed, with minimal disruption to the existing boundary treatment. Sightlines along the drove road should not be a mitigating requirement given its minimal use to the South, since it is only accessed by the farmer.

Prior to this application submission, the applicant has also approached his neighbours, namely Mr D. Whillans at Dodlands Steading, Mr C. Patterson (no relation) at Firdean and Mr & Mrs Bell, Kinninghall Farm who own the surrounding land. Attached are emails from each party noting they do not object to the proposals.

While it is understood the proposals may not meet the requirements of a formal building group, the other areas suggested as reasons for refusal are contentious. With the sporadic nature of the dozen or so houses in the area, one extra house would not detract from the rural surroundings, and it will tie the two adjoining properties into a more formal setting.

Site Photographs



Existing Drove Road/Junction (viewed from North)
(Access to Dodlands seen to right hand side, behind parked car)



Existing Drove Road/Proposed Site Access (viewed from North-East)
(Access to Firdean seen to left hand side)



Proposed House Site (viewed from West)



Proposed Site (viewed from South)