

# Comments for Planning Application 18/01777/FUL

## Application Summary

Application Number: 18/01777/FUL

Address: Garden Ground Of 7 Heriot House Heriot Scottish Borders

Proposal: Erection of two dwellinghouses

Case Officer: Carlos Clarke

## Customer Details

Name: Mrs Helen Brinkworth

Address: 6 Heriot House, Heriot, Scottish Borders EH38 5YB

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Inadequate access
- Inadequate drainage
- Land affected
- No sufficient parking space
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Subsidence
- Trees/landscape affected

Comment: Access and Road safety. The lower level of parking at the houses relative to the road level creates a steep gradient access driveway which will be similar to the existing access at 1 to 6 Heriot House. During times of snow and ice the slope will be difficult to drive up. This results in cars parked on the road. The road at this point is narrow, only enough for two cars to pass with care, and is close to the junction which requires room for large vehicles to turn into the road. Solutions would be to widen the road or increase the space for the access driveway to allow parking at the top. Without widening, the road into Heriot Station may be blocked to large vehicles. Drainage. There is no provision for a septic tank and soakaway in the plans. Mains sewage waste is specified but not available in Heriot.

Land affected and Trees/landscape affected, Subsidence. The plans include a large area of steep sloping land to the SE which is planted with young trees as part of BAM landscaping when the new road was built for the trainline. I believe this land is owned by Scottish Borders Council. It appears that levelling the land will take the ground up the slope into council property and destroy trees. There is no information about protecting or replacing the trees. There is a drain outlet below where the houses are planned with a very steep slope into it. Levelling the site will mean increasing the height of the land next to the drain. The plans do not show the new gradient, the

slope could become dangerous. The drain outlet itself needs to be protected from the slope collapsing onto it.

Not sufficient parking space. Parking is not viable on the road. Cars parking in the main area in front of the houses will block access to the garages and the sheltered parking. The plan needs to show all parking areas and how the cars will be able turn around with room for deliveries and visitors.

Poor design, overlooking, privacy. Garage parking is not normally used daily but parking outside the garages will restrict access to the sheltered parking. The sheltered parking area needs to incorporate space for a walkway between the houses, otherwise only one car can use it. The sheltered parking has an apex roof with the result that snow will slide off to block access to the space. Personally I think that the view of the roof for shelter parking with no building below will seem very odd from the A7. The large window area of house 1 has a view along the side slope of the new road, the drain by the tramline onto the trainline and large concrete tunnel structure and then the A7 junction. It is northeast facing and will receive very little sun for solar heat gain. I feel this is a poor position for a large window. Internally the properties have an excessive number of bathrooms. There is space for garden area behind the properties to the northeast which will be in partial or greater shade most of the day. My property has the same layout which means mostly we use the front side of the house. With the position for the new houses I believe that they will use the space to the front, this area being overlooked by the large window of 7 Heriot House and, in the position of the planned houses, it is easy to look into the large room of 7 Heriot House.

Neighbour notification. The closest property to the planning area is Sandyknowe. It has not been included on the notification list.

Location. The planning area is not within the garden area of 7 Heriot House. It is a field adjacent to the garden.

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Proposal: Erection of two dwellinghouses

Case Officer: Carlos Clarke

## Customer Details

Name: Mrs Julie Pirone

Address: The Byre, 3 Heriot House, Heriot, Scottish Borders EH38 5YB

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Inadequate access
- Road safety

Comment: I don't have an issue with the development per se, but I have an issue about the access to the new homes from Shoestanes Road and oncoming traffic, onto the only access road into the village. The road at the proposed access is very tight and narrow and will not allow two cars to pass at the same time, let alone with farm traffic or lorries. The Road will need to be made larger to accommodate. Our homes at Heriot House access join the road with a much wider access than is currently at the new development site.

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Case Officer: Carlos Clarke

## Customer Details

Name: Mr John Williams

Address: Crookston Old Mill, Gilston Road, Heriot EH38 5YS

## Comment Details

Commenter Type: Community Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Inadequate access
- Inadequate drainage
- Land affected
- Poor design
- Road safety

Comment: The appearance of the houses do not conform with a typical 3 or 4 bedroom property in the Heriot area. Primarily the double height feature windows which will be highly visible from the A7 and the start of the B709. A typical Heriot 3 or 4 bed property being an old cottage with one and a half levels/the first floor partially in the roof space, or a new house copying this layout, where the windows are smaller and traditional. Many houses use a conservatory/summer room to create an extra windowed space to be used in summer.

The only house to already have the large window, in a prominent position by the road into Heriot, is 7 Heriot House, next to the planning application area. It is already a large feature of the entrance into Heriot. Repeating this feature is not supported. These windows would allow visibility into the properties from the A7 and the B709.

The large window at 7 Heriot House will face onto and overlook the entrance and parking area shown on the planning application. When outside the properties, people will also be able to see into 7 Heriot House. (As is currently possible from the B709.) The large window would permit light pollution out of the property, something that should be discouraged in a rural environment. In this case, the light spillage would be directly into the B709 and A7.

The Community Council supports environmentally friendly building design. As the large windows are northeast facing they do not match this criterion.

Winter parking will mean that cars park on the road to avoid becoming stuck in the gravel parking area, which can not be snow shovelled, and to avoid the slope of the access way to the road. Experience of parking at Heriot House is that 2 wheel drive cars are always parked on the road when snow is forecast. Parking on the road, near to the junction turning, could deny access for large vehicles such as farm vehicles, snow gritters, school bus, emergency services. This section of the old B709 is too narrow and below modern standard for the volume of traffic it already carries.

The parking layout does not allocate outside parking for each property. Cars parking outside House 1 may block access to the covered parking for House 2.

We are generally concerned about the proliferation of residential access onto the road in this area, as the gradual expansion of housing in this area occurs. It is expected (according to conversation with the applicant) that further houses will be sought on this land. Given this is the case, consideration should be given to creating a single adequate access road.

There is a large water drain which starts on the opposite side of the road above the planning area, to the southwest, and discharges into the field approximately below the large window of House 1. This was installed when BAM reconfigured the road. There is currently a very steep slope down to this outlet. The plans show that the grounds will be built up for House 1, increasing the height above the outlet and creating what looks like a vertical wall around the outlet. This might be a solid structure several meters tall inside the garden area of House 1. This could have a very large visual impact. The vertical wall is guaranteed to attract local children to climb it, thus creating a serious hazard.

The application plan appears to show that raising the ground level for House 1 will cover part of the landscaped slope up to the B709. This goes over the boundary onto Scottish Borders Council land.

There are no septic tanks in the application.