

Mr & Mrs Willam Rose
per Kanak Bose Ltd.
Ogscastle
Roman Road
Carnwarth
ML11 8NE

Please ask for: Ranald Dods
 Ext. 8574
Our Ref: 19/00194/FUL
Your Ref:
E-Mail: Ranald.Dods@scotborders.gov.uk
Date: 9th April 2019

Dear Sir/Madam

PLANNING APPLICATION AT Land South West of 3 Mill Lade Blyth Bridge Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse and detached garage

APPLICANT: Mr and Mrs Willam Rose

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 : 19/00194/FUL****To : Mr and Mrs Willam Rose per Kanak Bose Ltd. Ogscastle Roman Road Carnwarth ML11 8NE**

With reference to your application validated on **12th February 2019** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of dwellinghouse and detached garage**At : Land South West of 3 Mill Lade Blyth Bridge Scottish Borders**

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

**Dated 5th April 2019
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 19/00194/FUL**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
OGS 298 01	General	Refused

REASON FOR REFUSAL

- 1 The development is contrary to policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that it does not relate to an existing building group and this would set an undesirable precedent for an isolated house in the countryside.
- 2 The development is contrary to policy PMD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that it fails to make a positive contribution to the sense of place. This would set an undesirable precedent for an isolated dwellinghouse in a rural setting.
- 3 The development is contrary to policy PMD4 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that it fails to meet any of the tests set out in that policy which would enable it to be considered as a candidate for exceptional approval. This would set an undesirable precedent for development of an unallocated site outwith the development boundaries defined in the Local Development Plan 2016.

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 OSA.

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).