



*Planning and
Economic Development*

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission

Reference : 08/00781/FUL

**To : Mr & Mrs S Corrigan per Border Architects Rowancourt Cavalry Park Peebles
Scottish Borders EH45 9BU**

With reference to your application received on **2nd May 2008** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Change of use and alterations to form dwellinghouse

**at : The Paddock Cowdenburn Lamancha West Linton Scottish Borders
EH46 7BD**

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

**Dated 24th November 2008
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed


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Head of Planning & Building Standards

Visit <http://eplanning.scotborders.gov.uk/publicaccess/> to view Planning information online



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REASONS FOR REFUSAL

- 1 The proposal would be contrary to Policy H4 – Housing in the Countryside – Conversion or Rebuilding of the Scottish Borders Structure Plan 2001-2011 and Policy D2 – Housing in the Countryside (Conversions) of the Scottish Borders Local Plan 2008 in that the building is not physically suited for residential use and has no architectural or historic merit that would make it worthy of retention. In addition, the proposed alterations are not in keeping with the architectural character of the existing building. Conversion of this building to a dwellinghouse would set an unacceptable precedent for this type of development in the countryside.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Executive Inquiry Reporter's Unit, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

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 V of the Town and Country Planning (Scotland) Act, 1997.