

**From:** Taylor, Brett <Brett.Taylor@scotborders.gov.uk>  
**Sent:** 30 October 2020 11:18  
**To:** localreview <localreview@scotborders.gov.uk>  
**Subject:** Local Review Body - Review of 20/00486/FUL

Good Morning,

Upon viewing the submitted documents in relation to this appeal, I would like to comment as follows.

The agent has submitted a new site plan which shows the re-positioning of the access, new landscaping in the form of hedging with a new gate leading to a new paddock/amenity ground. I presume these amendments have been made to 'integrate' the development with the building group. I do not agree that these changes would 'square off' the building group. Our Supplementary Planning Guidance specifically cautions against developing beyond established building group boundaries into undeveloped fields. The site is an exposed field and consequently the proposal would encourage sporadic ribbon development along this section of the B 6400 and as such would be out of character with the clustered form of the group. It is my opinion this would still be contrary to Policy HD2 and our SPG.

With respect to design, the submitted documents appear to show additional timber cladding on all four elevations of the house. It is my opinion that these changes have failed to improve the overall design of the proposal. The design still has the look of a suburban property and still is of an insufficient quality with regards to the roof pitch, horizontal form and window fenestration. I notice no changes have been made to the garage. The resulting house and garage would not be sympathetic to the adjacent group or setting and would therefore still be contrary to policies HD2 and PMD2 and our supplementary planning guidance.

I believe comments concerning road safety have been addressed separately by the Council's Roads Planning Officer.

To conclude, I still stand by my decision to refuse planning permission for the reasons stated in my report of handling and my position has not changed on this matter.

Please do not hesitate to contact me should you require any further information.

Kind regards

Brett

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