

Your ref: 20/00486/FUL

Ms Louise McGeoch
Clerk to the Local Review Body
Scottish Borders Council

06th November 2020

BY EMAIL ONLY

Dear Ms McGeoch,

NOTICE OF REVIEW 20/00022/RREF: APPELLANTS' RESPONSE TO SUBSEQUENT COMMENTS OF PLANNING OFFICER AND ROADS PLANNING OFFICER

Thank you for your correspondence of 30th October and passing on the comments of the appointed Planning Officer and the Roads Planning Officer who provided consultee advice. We are grateful for the opportunity to respond to those comments.

It is noted that the Roads Planning Officer has made the following assessment in his comments:

“Moving the access further west is likely to achieve the required visibility, although the full visibility splays are not shown on the drawing. The inclusion of the service layby would allow the proposed dwelling to be serviced appropriately.”

This assessment makes clear that there is no road safety justification for refusal of the Notice of Review currently at hand.

It is acknowledged that the Roads Planning Officer has repeated the planning policy criticism of the appeal proposal, originally set out in his consultation response. The Appellant's position on this criticism is established in paragraph 3.15 of the Local Review Statement, it is considered that there is no requirement to repeat this argument.

The comments of the appointed Planning Officer do not give rise to any revision of the submitted Local Review Statement.

Paragraph 3.7 of the Local Review Statement sets out the accordance of proposed boundary treatments with Policy HD2(A) and the New Housing in the Borders Countryside Supplementary Guidance. The fact of the matter remains that the

boundaries of the application site are to be enclosed with a new hedgerow which will represent the limit of the existing Building Group's setting and preclude further development north-west into the countryside. This approach has been informed by and fully satisfies 2.b.1 of the Supplementary Guidance which states that both "natural boundaries" and "man-made boundaries" – including "means of enclosure" e.g. stone dykes and hedgerows – can contain a sense of place and setting, which give rise to a Building Group.

It is the position of the Appellants' that the most recent comments of the appointed Planning Officer in relation to detailed design take no account of the common design character shared by the proposed dwelling and the nearby existing dwelling Braeside or the fact the proposed dwelling is a bungalow and will have a much lesser visual impact than Braeside (a two storey dwelling).

Moreover, the comments in question fail to account for the modest scale of the proposed dwelling or the prevalence of this form of design throughout most of the rural Borders countryside.

The Appellants' position remains that the appeal proposal was made in accordance with the Scottish Borders Local Development Plan 2016 and the submitted Local Review Statement should be considered up-to-date.

The Appellants' are grateful for this opportunity to address the comments of the appointed Planning Officer and the Roads Planning Officer and thank the Local Review Officer, the Clerk to the Local Review Body, and her staff accordingly.

It is our hope that members of the LRB find these comments to be clear and helpful in completing their determination of the matter at hand.

Yours Sincerely



Ferguson Planning