

Mr John Szkudro
per Craig Smail
Oaklea
Bonjedward
Jedburgh
TD8 6SJ

Please ask for: Brett Taylor
X6628
Our Ref: 20/00962/FUL
Your Ref:
E-Mail: brett.taylor@scotborders.gov.uk
Date: 14th April 2021

Dear Sir/Madam

**PLANNING APPLICATION AT Linden Causewayend Ancrum Jedburgh Scottish Borders
TD8 6UZ**

PROPOSED DEVELOPMENT: Replacement windows and door

APPLICANT: Mr John Szkudro

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 : 20/00962/FUL

To : Mr John Szkudro per Craig Smail Oaklea Bonjedward Jedburgh TD8 6SJ

With reference to your application validated on **26th August 2020** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Replacement windows and door

at : Linden Causewayend Ancrum Jedburgh Scottish Borders TD8 6UZ

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

**Dated 13th April 2021
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 20/00962/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
LCA LP 1 Rev A	Photos	Refused
LCA P1 Rev A	Location Plan	Refused
	proposed Plans	Refused
	Specifications	Refused

REASON FOR REFUSAL

- 1 The use of uPVC for the replacement windows and the design and specification of the door fail to comply with Policies PMD2 and EP9 of the Scottish Borders Council Local Development Plan 2016, and with the advice contained within the Replacement Windows and Doors SPG (2015), in that their appearance would result in an adverse visual impact on the character of the building and would be detrimental to the character and appearance of the Ancrum Conservation Area, including the Area of Prime Frontage.

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 must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

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).