

**Sent:** 19 July 2021 16:42

**To:** localreview <localreview@scotborders.gov.uk>

**Cc:** Henderson, Fiona <FHenderson@scotborders.gov.uk>

**Subject:** RE: [OFFICIAL] RE: 21/00007/RREF | Erection of dwellinghouse with associated access | Site East Of Dogcraig Cottage Scotsmill Peebles Scottish Borders

**CAUTION:** External Email

Dear Fiona

**In response to the planning officers comments dated 1<sup>st</sup> July 2021,**

The appellant maintains that the proposals sit comfortably with the aims and objectives of adopted Policy HD2 insofar as they relate to additions to building groups.

At the outset, the fact that there is an established 'building group' at Scotsmill is not in dispute. However, contrary to the first reason for refusal, it is considered that development on the subject land would extend the existing 'building group' into a readily definable site that is physically well contained through a combination of mature trees and hedgerows, stone boundary walls and the River Tweed.

As illustrated by the historic mapping extracts previously submitted, there has been a property with associated garden ground at this location in the past. It is also important to recognise that there has been more recent development at Scotsmill which contributes to the 'building group'

**In response to the roads officers comments dated 2<sup>nd</sup> July 2021, we have attached an updated visibility plan and would comment as follows:**

The visibility to the east can be achieved to the tangent point. The full frontage of the road will be required for visibility, so any trees would have to be removed. However, this would also be the case if the access was moved further east which the roads officer is suggesting may help.

If we take it to the worst point on the tangent, the splay (pink line) goes across the neighbouring land and the applicant would agree with the neighbouring land owner to keep this land free from development.

However, as the approach is on a bend the council should accept that there won't be anyone overtaking, therefore the splay to the centre of the road would suffice (green line). This would avoid the neighbouring land previously mentioned.

Kind Regards

Nicola