

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:		
Officer Name and Post:	Paul Grigor Roads Planning Officer	pgrigor@scotborders.gov.uk 01835 826663		
Date of reply	1 st March 2021	Consultee reference:		
Planning Application Reference	21/00137/FUL	Case Officer: Ranald Dods		
Applicant	Mr Bradley Clarke			
Agent	N/A			
Proposed Development	Erection of ancillary accommodation to dwellinghouse, formation of new access, and installation of 12 KW ground mounted solar array			
Site Location	Penvalla Broughton Scottish Borders ML12 6HQ			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description				
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access 			
Assessment	<p>Whilst I have no objections to the ancillary accommodation, I do have concerns over a proposed new access onto the A701. The property is currently served by the existing access to the north and it would not be good practice to have multiple accesses to a single dwelling onto a principal road.</p> <p>In light of the above, I would be willing to support the new access providing the existing access which is substandard is permanently closed off. The precise details of the new access will also need to be agreed.</p> <p>As the requirement above is different to that proposed, I must seek further information from the applicant before I can make a recommendation. The applicant must confirm they are prepared to permanently close off the existing access to allow the formation of the new access and provide more detail in terms of geometry and construction make-up for the new access.</p> <p>Until the above points have been satisfactorily addressed I am not in a position to comment further.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				

AJS

