

From: Dods, Ranald
Sent: 06 September 2021 12:48
To: Henderson, Fiona
Subject: Local Review - Review of 21/00013/RCOND

Dear Fiona,

In response to your email, my comments are below.

The subject of the review (21/00137/FUL) was described by the appellant on the planning application form as, amongst other things, "...construction of detached A Frame annex building to provide additional living accommodation...". The proposed building was assessed on that basis. The review statement proposes that condition 2 be amended to allow the use of the building for holiday accommodation. Given the character of holiday use would be fundamentally different to ancillary residential accommodation, that proposal would need to be subject of a separate application rather than a review of the condition.

The review statement states that no objection was raised by Roads. Whilst that is true, their response was based on the building being ancillary to the house, used occasionally by family members and not on a regular basis by paying guests. Had the application been made for the erection of a holiday let building, it is likely that an objection would have been lodged by Roads on road safety grounds. Regarding the current access, it is worth noting that the appellant stated previously "...its [sic.] impossible to see on coming [sic.] traffic and even though its a 20MPH road people still fly past and its like Russian roulette sometimes pulling out of the drive and if turning right I need to pull out and reverse back then turn right so increases the chance of an accident". The appellant provides no evidence within the review statement to back up his assertion that the "...development can be operated safely...".

Ranald

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From: Henderson, Fiona <FHenderson@scotborders.gov.uk>
Sent: 20 August 2021 11:57
To: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Subject: Local Review - Review of 21/00013/RREF

Hello Ranald,

Penvalla, Broughton, - Erection of ancillary accommodation to dwellinghouse and installation of 12 KW ground mounted solar array

Please see attached letter regarding the review of the above application. Please send any comments to the above email address by 6 September at the latest.

Thanks
Fiona

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