



Lousie McGeoch
Clerk to the Local Review Body
Scottish Borders Council
Council Headquarters
Newtown St. Boswells
TD6 0SA
Ref: 20/01327/FUL – 21/00019/RREF

Joe Nugent MRTPI
Planning Executive
Brownshore Management
M54 Space Centre
Halesfield 8
Telford
TF7 4QN
21 November 2021

Dear Louise,

**RE: PROPOSED ERECTION OF DWELLING HOUSE
LOCATION: LAND ADJACENT CARNLEA, MAIN STREET, HEITON, KELSO TD5 8JR.**

1.0 INTRODUCTION

1.1 Following the review of information related to the planning appeal the Planning Officer offered no comments, the Road Planning Officer provided a written response. I offer the following response to the comments made by the Roads Planning Officer.

2.0 BACKGROUND

2.1 An application was submitted to the Scottish Borders Council on 2 November 2020. The application is for permission to erect a replacement dwelling (3 bed bungalow) on the existing fully serviced site, in the established community of Heiton.

2.2 The information submitted with the application demonstrates the original residential use of the site, this includes that the Secretary for a social history group (Robert Burns World Federation) lived at the property. That property and surrounding land was developed for residential properties, this site being one of the dwellings. This development provides for a modern replacement dwelling.

2.3 As the site accommodated a residential property the site has an existing vehicular access, via a shared access road, off the Main Street. The retains vehicular access from the Main Street and this includes to the site and the onsite garage and the site as a whole.

2.4 The established residential use of the site retains the established vehicular access to the site. Furthermore, the site retains the legal right of vehicular access via the land registry title deeds, this also requires the landowner to contribute toward the upkeep of this access/egress route.

2.5 The existing access/egress to the site remains extant and established. This is apparent on the site, the access onto the site and the garage, and in the title deeds for the property. The material consideration is that the applicant did not apply for permission to form a new vehicular access, this remains well-established for the site.



3.0 PLANNING ASSESSMENT

- 3.1 The comments received from the Roads Planning Officer consider that “...*the junction with the public road is not of a standard suitable for serving any further development.*” As detailed in Section 2.0 of this letter, and for clarification purposes, the application is for permission to erect a replacement dwelling (3 bed bungalow) on the existing fully serviced site, in the established community of Heiton.
- 3.2 The development of a replacement dwelling does not result in further development at the site or for the associated highway. The quantum of development at the site remains one dwelling, this was the previous number of dwellings and is the proposed number of dwellings. Therefore the development does not result in further or additional development.
- 3.3 During the planning application process, the Roads Planning Officer raised queries regarding service vans etc being able to make a U-turn in the access road and then enter the Main Street, in a forward motion. This query related to vehicles servicing the neighbouring residential properties.
- 3.4 The applicant, in all good faith, and within the application process proposed to allocate a portion of their site, to facilitate a turning space, for service vans etc. This concession would greatly improve the safety of these service vans, also residents entering the Main Street.
- 3.5 At present there is no provision for service vehicles to make this maneuver. Vehicles are using part of the application site, the site remains privately owned and vehicles are using the site without permission to perform u-turns to exit the service road, onto the Main Street.
- 3.6 This planning application and proposed development would deliver a replacement dwelling on the site of previous residential dwellings. The development would utilise the well-established and lawfully permitted vehicular access/egress, the added benefits of the development include the ability to afford use of areas of the site for service vehicles related to the site and neighbouring properties.



4.0 SUMMARY / CONCLUSION

- 4.1 The development proposes a replacement residential dwelling, a well-designed 3 bed bungalow, which will be built to all the new Building Standards Regulations, also to all the modern thermal insulation standards required. With all the modern facilities that a family would expect to be provided.
- 4.2 The replacement residential dwelling accommodates a site retaining the utility services, garage, and highway access of the previous dwelling. These features will remain apparent at the site.
- 4.3 In terms of improvements to neighbouring / visual amenity and environmental regeneration the development utilises a brownfield site within a residential area. The development will therefore deliver significant benefits to the adjacent dwellings and local community.
- 4.4 Supporting the development will reflect the previous support provided by the Planning Committees at Scottish Borders Council. It is therefore gratefully requested that the application be supported and recommended for approval.