

APPEAL STATEMENT

SITE ADDRESS:
Plots 4 & 5 Hume Holdings

PROJECT:
Proposed 2No. Building Plots

APPLICANT:
Mrs C Redpath

DOCUMENT REFERENCE:
21/B848/APP

DATE: 29th September 2021

1.0 INTRODUCTION

Planning Approval was sought for 2No. building plots at Hume Hall Holdings with an application submitted on 10th May 2021. These submissions followed a previous application(s) submitted in 2019 which were refused. A planning history of the site can be found in section 2.1 of the submitted Planning Statement.

The 2021 application included additional information to reinforce the existence of a building group at Hume Hall Holdings and the undeniable connection that Plots 4 and 5 would have to this existing building group. The plot sizes were also reduced in size by over 45% to just over a quarter of an acre in size.

2.0 REASON FOR APPEAL

The reason for refusal reads as follows:

“The proposed development would be contrary to Policy HD2 and Policy ED10 of the Scottish Borders Local Development Plan 2016, as well as the Council's adopted Supplementary Planning Guidance 'New Housing in the Borders Countryside 2008' in that it would not relate well to an existing building group, it would break into an undeveloped field and the application site would be disproportionately large within this context and so the development would be detrimental to the character of the building group. In addition, the development would result in the permanent loss of prime quality agricultural land.”

Section 3.1 of the Supporting Statement along with drawing 19/B472/PL03 sought to demonstrate that the proposed plots were well related to the existing building group. Both Plots 4 and 5 are located on the same side of the public road as ‘Glenholly’ and ‘13 Hume Holdings’, Plot 5 is directly opposite ‘Byreside’ and Plot 4 is diagonally adjacent to ‘Garden House’.

The current building group at Hume Holdings is somewhat unbalanced with most of the buildings being located on the North West side of the public road, the inclusion of Plots 4 and 5 would provide a good balance to the building group. The building group as a whole would not be extended in the direction of North East or South West by way of the development and the building plots would sit comfortably within the landscape.

Whilst the field is undeveloped, it does not serve, and has not done so for some time, an agricultural purpose. The loss of part of this redundant field, which measures approximately 0.6 acres in area, is minimal and should not be used as a reason for refusal of this application.

Each building plot measures approximately 0.3 acres in area which is completely in scale with modern expectations of a countryside building plot. Whilst some of the existing houses at Hume Holdings take up the majority of the building plot and in modern terms could almost be classed as over-development of the site, the

proposed building plots would easily accommodate a new dwelling with adequate space for soft landscaping. The inclusion of soft landscaping to boundaries would help these 2No. building plots sit comfortably within the countryside setting.

In no way would the size of these building plots be “*detrimental to the character of the building group*” as stated in the refusal document.

3.0 CONCLUSION

Whilst the site has bene refused in the past, this should not be used as a pre-cursor to assessing modern day applications. There is a lack of housing nationwide and a demand for housing in the Scottish Borders. The proposed sites relate well to the existing buildings at Hume Holdings and whilst they do break into a redundant undeveloped field, they do not compromise an existing agricultural operation. The building plots are not disproportionately large, even within the Hume Holding context and provide adequate space for soft landscaping to help the plots blend in with the countryside setting.



Aerial Image Showing Site