

Comments for Planning Application 21/00002/FUL

Application Summary

Application Number: 21/00002/FUL

Address: Plot 1 Land South East Of Steading Buildings Greystonelees Farm Burnmouth Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Paul Duncan

Customer Details

Name: Mr Alan Smith

Address: 1 And 2 Greystonelees Farm Cottages, Eyemouth, Scottish Borders TD14 5SZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to Residential Amenity
- Health Issues
- Inadequate access
- Increased traffic
- Legal issues
- No sufficient parking space
- Over Provision of facility in area
- Poor design
- Road safety

Comment: 11th January 2021

Mr Alan Smith

2 Greystonelees Farm Cottages

Eyemouth

Berwickshire

TD14 5SZ

Dear Mr Duncan

Ref Application Number: 21/00002/FUL

Thank you for your letter regarding the above application notification.

For the record I would like to say how pleased we are that the eyesore we have lived with for many years is at last going to be developed and utilised. We welcome the addition to the area.

Having considered the available documentation. I would like to note my singular, but nevertheless important area of concern. Namely, the proposed entrance to Plot 1.

The plans online refer to a lay-by/ passing place at the side of the private roadway. This area appears on my Land Register Document BR 5341 the date of the title sheet 28 November 2007. The document referred to states a servitude right to park one vehicle on the hardstanding (the lay-by/ passing place) area situated on the far side of the said private access roadway. This servitude right also applies to No 1 Greystonelees Farm Cottages. So, it follows that at any time two cars could be legally parked on this hardstanding.

Both properties exercise the servitude right and use this area on an almost daily basis when visitors, trades vehicles and on occasion emergency vehicles attend our properties.

In previous applications that have failed to proceed over the many years, the entrance to Plot 1 was either nearer the corner straight in from the lane or through the Steadings. The new plan does not use the Steadings for access.

The new access seems to be in the middle of the hardstanding/lay-by /passing /parking area. The lane that runs outside of our cottages is a working farm access. The farm traffic often consists of large tractors, tractors and trailers, delivery wagons and lorries. Often these vehicles appear to be too big to use the lane. Evidence of this is apparent by the damage they cause swinging around the corner. Any vehicles parked on the hardstanding area must be well away from the corner to be parked safely

The online plan shows that there is an area outside the proposed entrance wall but within the plot boundary that looks like a parking area to the left side of the entrance. The plan offers no narrative as to what this is or any explanation of its intended use. My concern is that this might be some sort of compromise for interfering with our rights in servitude to park a vehicle on the hardstanding.

Kind Regards

Mr A F Smith

Objections for Planning Application 21/00002/FUL

Dear Mr Duncan

Further to my previous comments made, but not disregarding, for the above planning application I am now able to submit photographic assistance, for consideration, to fully appreciate the workings of the private single farm lane proposed for access to plot 1.

Objection 1

Picture 1 – servitude right to park one vehicle each for Farm cottages 1 & 2. Parking is made as far from the corner as possible to allow large farm vehicles and other service/delivery vehicles to round the corner safely.



Picture 2 – Showing service vehicle use of allocated parking space. Also remaining space available for access to plot 1. However, this space is actually bigger than it looks as the security fence does not



run along the boundary line.

The left side of the lane corner shows where there has been damage caused to the garden of cottage no.1 as delivery vehicles misjudged the bend to avoid any parked vehicles in the allocated spaces.

As the dwelling proposed is a four bed property as stated “a minimum use of two cars”, there is a concern that the increased traffic will overwhelm the single track lane.

Objection 2

Regarding the proposed dwelling itself, I would like to address a privacy issue from the upper floor.

The glass balcony leading off the master bedroom overlooks all properties for 180 degrees and looks straight into and onto Farm cottage no1 sitting room and bedroom windows and garden.

Even after the ground is levelled, when the occupants sit out on the proposed balcony they still overlook the neighbours and vice versa.

If a balcony is essential it would have complete privacy on the other side of the dwelling facing the countryside.

Kind regards

Angela Murray

Dear Paul,

Regarding the above amended planning application I have new concerns generated from these changes.

Apart from the master bedroom balcony, which has been addressed, there were no objections to the house proposed from the start.

That was until now, so I would like the following concerns to be considered.

1. Orientation of house within the site.

I understand the planning office made the request to the architects to change the position of the house to bring it in line with the neighbouring new builds in plot 2 & 3.

From the new drawing of the site, the building is now facing the farm cottages but it has not been set further back in the plot to line up with the other two new builds.

So the request seems incomplete.

2. Building design – Upper sitting area

With exception of the master bedroom balcony issue, the design of the building never raised any real concerns from the beginning.

However, that has now changed due to the request, again from the planning office, to reduce the use of glass within the complex build design.

The glass design above the entrance door has been reduced by half but the window to the upper sitting area to the left, has been increased by a lot more than half.

3. Car standing/Turning point.

Excavating the spoil from the site has brought to light the ground level for the house stands 2m above the road level. This wasn't to clear on the initial plans.

At this height and new orientation, the house will be looking directly down into my living room and bedroom, affording me no privacy at all.

Furthermore, at this level when the cars park, turn or leave the property the headlights will shine directly into my face while in my sitting room.

Should I grow my hedgerow to the max limit of 2m it would have no impact on resolving the issue.

However, I do see there are a number of trees to be planted around the end boundary, but they do take time to establish.

So it comes down to the boundary wall/fence. It does not have any specifications on the plans that I could find regarding its height and position.

This is key to solving the car headlight impact.

I am in support for a property to be built on the site opposite. But not at any cost. I would not want to live feeling watched in my own home and like wise for the new neighbours too.

Kind regards

Angela Murray