



Mr Alasdair McKenzie
per Camerons Strachan Yuill Architects
1 Wilderhaugh
Galashiels
Scottish Borders
TD1 1QJ

Please ask for: Ranald Dods
01835 825239
Our Ref: 21/01908/FUL
Your Ref:
E-Mail: ranald.dods@scotborders.gov.uk
Date: 26th January 2022

Dear Sir/Madam

PLANNING APPLICATION AT East Lodge Netherurd Blyth Bridge West Linton Scottish Borders EH46 7AQ

PROPOSED DEVELOPMENT: Alterations and extensions to dwellinghouse and formation of access

APPLICANT: Mr Alasdair McKenzie

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at <https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

Yours faithfully

John Hayward

Planning & Development Standards Manager

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 21/01908/FUL

**To : Mr Alasdair McKenzie per Camerons Strachan Yuill Architects 1 Wilderhaugh Galashiels
Scottish Borders TD1 1QJ**

With reference to your application validated on **8th December 2021** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Alterations and extensions to dwellinghouse and formation of access

**at : East Lodge Netherurd Blyth Bridge West Linton Scottish Borders
EH46 7AQ**

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**.

**Dated 25th January 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 21/01908/FUL**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
10133(--)-001	Location Plan	Refused
10133(2)-001	Existing Site Plan	Refused
10133(2)-002	Existing Plans	Refused
10133(2)-004	Existing Sections	Refused
10133(2)-003	Existing Elevations	Refused
10133(2)-011	Proposed Site Plan	Refused
10133(2)-012	Proposed Plans	Refused
10133(2)-013	Proposed Plans	Refused
10133(2)-015	Proposed Sections	Refused
10133(2)-014	Proposed Elevations	Refused

REASON FOR REFUSAL

- 1 The development would be contrary to policy PMD2 of the Local Development Plan 2016 in that criterion i) requires that any extension or alteration is appropriate to the existing building. The proposed development is unsympathetic to both the existing building and the surrounding context in terms of scale, form and materials. Furthermore, no account has been taken of the trees adjacent to the site meaning the proposal is also contrary to Policy EP13. No overriding case for the development as proposed has been substantiated. This conflict with the development plan is not overridden by other material considerations.
- 2 The development would be contrary to policy EP1 of the Local Development Plan 2016 and Biodiversity guidance in that the applicant has failed to prove that the development will not have an adverse effect on European Protected Species which may be present on the site. This conflict with the development plan is not overridden by other material considerations.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice.

The notice of review must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Visit <http://eplanning.scotborders.gov.uk/online-applications/>