

Walling, Fiona

From: Fotheringham, Barry
Sent: 09 November 2015 16:47
To: localreview
Subject: RE: 15/00745/PPP

Fiona

Thank you for your e-mail of 3 November 2015 and the opportunity to make comment on the Reporters recommendations in connection with this Review.

The planning application (15/00745/PPP) was refused on the following grounds:

The proposal is contrary to Policies G1 and G7 of the Consolidated Scottish Borders Local Plan 2011 in that the proposed dwellinghouse would result in an inappropriate form of infill development that is out of keeping with the character and amenity of the surrounding area to the detriment of the established residential character of the area. In addition, it has not been adequately demonstrated that a dwellinghouse can be accommodated on site without resulting in over development. The erection of a dwelling on this site would set an undesirable precedent which would not be compatible with, or respect, the neighbouring built form.

As an overview and for clarification, Policy G1- Quality Standards for New Development and Policy G7 – Infill Development of the Consolidated Plan 2011 will be replaced by Policy PMD2 – Quality Standards and Policy PMD5 – Infill Development of the Proposed Local Development Plan 2013.

It is noted under Issue 017 of the Examination that the Reporter recommends no modifications to the wording of Policy PMD2 but under Issue 003 recommends adjustments to its supporting text. The recommendations seek to take account of matters aimed at tackling the causes and impacts of climate change, to reduce resource use and moderate the impact of development on the environment. The modifications also seek to add additional paragraphs to the supporting text to make reference to Building Standards targets for developers to reduce carbon dioxide and achieve higher performance sustainability standards. I am satisfied that the recommended changes have no substantive bearing on the assessment of this case and accordingly I do not have any further comments to make in relation to Policy PMD2.

It is noted that there are no issues in the Reporters Recommendations in relation to Policy PMD5. Therefore I have no comment to make.

I am satisfied that the reasons for refusal of planning application 15/00745/PPP are adequately covered in replacement policies PMD2 and PMD5 of the Proposed Local Development Plan

Regards

Barry

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From: localreview
Sent: 03 November 2015 16:52
To: Fotheringham, Barry
Subject: 15/00745/PPP

Barry

Please find attached copy of a self-explanatory letter posted today to the applicant in respect of the review of the above application. Similar letters have been sent to all interested parties.

Should you wish to make any comments on the Reporters' recommendations in connection with this Review then please would you let me have them by 25 November 2015 at the latest.

Thanks
Fiona

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