

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>		<b>Contact e-mail/number:</b>	
<b>Roads Planning Service</b>	Craig Johnston Roads Planning Technician		<a href="mailto:Craig.johnston@scotborders.gov.uk">Craig.johnston@scotborders.gov.uk</a> 01835 826856	
<b>Date of reply</b>	02/02/2022		<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	21/01982/FUL		<b>Case Officer:</b> Paul Duncan	
<b>Applicant</b>	Mr Graeme Forsyth			
<b>Agent</b>	Andrew Walker			
<b>Proposed Development</b>	Change of use from agricultural store, alterations and extension to form dwellinghouse with garage			
<b>Site Location</b>	The Blue House Near Swansfield Farm Reston Eyemouth Scottish Borders TD14 5LN			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
<b>Background and Site description</b>	The site has had previous consent for alterations to form a dwelling (05/01259/FUL and 00/00183/COU). The site has a public road to the north east and a private road to the south.			
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	As the principle of a dwelling has already been established in the site, I shall have no objections to this application provided conditions similar to the ones below are attached in any consent given.			
<b>Recommendation</b>	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> Further information required
<b>Recommended Conditions</b>	<p>Parking and turning for two vehicles, excluding garages, must be provided within the curtilage of the plot before the dwellinghouse is occupied and retained thereafter in perpetuity. Reason: To ensure the property is served by adequate parking at all times.</p> <p>The access to the site from the public road to be formed to an agreed standard prior to occupation of the dwelling. Reason: To ensure the property is served by safe access from the public road.</p> <p>Measures to be put in place to prevent the flow of water onto the public road boundary. Reason: It is an offence to deposit water on to the public road.</p>			
<b>Recommended Informatives</b>	<p>All work within the public road boundary must be undertaken by a contractor first approved by the Council.</p> <p>The access to the site from the public road should be constructed as a service lay-by to my standard specification DC-3.</p>			

**AJS**