



Mr and Mrs C and W Davies
per Stuart Davidson Architecture
Design Studio
32 High Street
Selkirk
Scottish Borders

Please ask for: Brett Taylor
X6628
Our Ref: 20/01594/AMC
Your Ref:
E-Mail: brett.taylor@scotborders.gov.uk
Date: 8th April 2022

Dear Sir/Madam

PLANNING APPLICATION AT Land East Of Auburn Cottage Ashkirk Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse with detached garage and access
(approval of all matters specified in planning permission 19/01000/PPP)

APPLICANT: Mr and Mrs C and W Davies

Please find attached the decision notice for the above application.

Please read the schedule of conditions and any informative notes carefully.

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

It should be noted that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Surveyor.

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 Approval of Matters Specified in Conditions Reference: 20/01594/AMC

**To: Mr and Mrs C and W Davies per Stuart Davidson Architecture Design Studio 32 High
Street Selkirk Scottish Borders TD7 4DD**

With reference to your application validated on **22nd December 2020** for approval of matters specified in conditions pursuant to Planning Permission in Principle under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal: Erection of dwellinghouse with detached garage and access (approval of all matters specified in planning permission 19/01000/PPP)

At: Land East Of Auburn Cottage Ashkirk Scottish Borders

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), subject to the following direction:

**Dated 16th March 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE: 20/01594/AMC

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
P607-PL-LOC	Location Plan	Approved
P607-PL-001	Proposed Plans	Approved
P607-PL-002	Proposed Elevations	Approved
P607-BW-005 REV C	Proposed Site Plan	Approved

REASON FOR DECISION

Subject to compliance with the schedule of conditions, the development will satisfy conditions 1, 2, 3, 4, and 5, of planning permission in principle 19/01000/PPP and will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details and ensure to a satisfactory form of development, which contributes appropriately to its setting.
- 2 Notwithstanding the submitted details in this application, the external parts of the flue of the wood burning stove are to be matt black or matt grey in colour.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 3 No development is to commence until written confirmation has been provided to and approved by the planning authority that the development will be connected to the public mains water supply. Failing that, no development shall commence until a report has been submitted to and approved in writing by the planning authority, demonstrating the provision of an adequate water supply to the development in terms of quality and quantity. The report must also detail all mitigation measures to be delivered to secure the quality, quantity and continuity of water supplies to properties in the locality which are served by private water supplies and which may be affected by the development. Once approved, the provisions of the approved report shall be implemented prior to the occupation of the holiday accommodation units hereby approved.
Reason: To ensure that the development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.
- 4 The dwellinghouse shall not be occupied until the approved foul and surface water drainage measures are implemented. Surface water-run off shall be maintained at pre-development levels.
Reason: To ensure that the development is adequately serviced.
- 5 The proposed access to the development site hereby permitted, shall be fully implemented as per drawing P607-BW-005 REV C prior to occupation of the dwelling unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure appropriate access is provided from the public road network to the new dwelling.

- 6 The planting specified on drawing number P607-BW-005 REV C shall be implemented during the first planting season following completion of the development and maintained such that all trees that fail within the first five years following planting shall be replaced with matching trees.
Reason: To visually integrate the development sympathetically with the setting.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

1. All work within the public road must be undertaken by a contractor first approved by the Council.

The applicant is reminded that this permission does not convey approval for works affecting third party rights which may exist on the land or any adjoining. The applicant is therefore advised to seek the approval of any parties having an interest in any land affected by this permission

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

Under The Control of Pollution Act 1974, the Council recommends the following hours for noisy construction-related work:

Monday-Friday 0700-1900

Saturday 0800-1300

Sunday and Public Holidays - no permitted work (except by prior agreement with the Council)

Contractors will be expected to adhere to the measures contained in BS 5228:2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".

For more information or to make a request to carry out works outside the above hours, please contact an Environmental Health Officer at the Council.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD

Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA

Scottish Water, Developer Services, 419 Balmore Road, Possilpark, Glasgow G22 6NU

British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND

Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA

Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL

BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH

THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD

Susiephone System – **0800 800 333**

If you are in a Coal Authority Area (Carlops or Newcastleton), please contact the Coal Authority at the following address: The Coal Authority 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG

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 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

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).