

Dear Local Review Body,

We wish to add a further representation regarding the above appeal number, original planning number 22/00093/PPP.

We object to the original plans and also to the review of the plans for the appeal.

The appeal states for Grounds 1:

'The proposed development complies with Policies PMD2 and PMD5 as it is located within the settlement boundary and is considered to contribute to the character of the surrounding area and would not represent overdevelopment.'

This is not the case. It would represent overdevelopment as this land was never meant to be built on. Adding an extra access road to an already closed area and building a property on a small area is overdevelopment and would destroy the character of the surrounding area.

The appeal also states,

'The proposal has been prepared to provide a good level of amenity for future occupiers of the proposed dwelling whilst safeguarding the amenity of residents within existing neighbouring properties at Hendersyde Drive and the wider settlement of Kelso. Although the detail of the proposal is deferred for future consideration, the indicative layout and location of the property within the site has ensured adequate separation distancing between properties can be reached, meaning there will be no adverse impacts on overshadowing and daylight/ sunlight provision whilst protecting privacy of residents'

The proposed will not safeguard the amenity to local residents. That green space is used for dog walking and children playing. How would building a property and closing of the area be deemed as safeguarding our amenities. Not to mention adding in a further road at a dead end area which makes it safe for local children to play without fear of traffic.

As for the privacy of residents, the 4 houses located closest to the site, two semi detached on each side of the road are a fair distance apart. The proposed property would be situated in the middle of these 2 sides which will affect privacy and overlooking and especially light. How can it not affect light when no property is currently there. Of course there will be a further property on what was an empty space.

Also noted on the appeal is,

'It is considered the proposed site does not have a social or economic value to the local community given it is fenced off with no public access'

This area absolutely does have public access but from the other side of the woodland and a further access from the neighbouring cul de sac at Hendersyde Avenue which is also full of young families who also use the green space. I note these access points are not portrayed in the 2 photos attached to the appeal. Yes from the front it is a fence where vital car parking is provided for residents. But beyond the fence is green space for dog walkers and children.

And onto a further important issue being the woodland itself. This area, not just the trees but also the green space is home to various animals, it is a natural habitat to insects and wild flowers grow there all spring/ summer. In a time where there is so much emphasis on maintaining our environment and protecting it, we don't see how building a property on a natural habitat and destroying the area is a good idea!

Thank you for taking the time to take on our reservations.

Regards

Tanya Davidson & Graeme Gillie

20 Hendersyde Drive

Kelso