

From: Fiona Jewkes [REDACTED]
Sent: 24 September 2021 13:21
To: Planning & Regulatory Services
Subject: Planning application for land east of Delgany 21/00739/PPP - Old Cambus West mains east of Delgany
Attachments: Visualisation 3 comparison of 3.docx

CAUTION: External Email

Dear all,

Paul Duncan has asked me to forward this email and photos I sent to him to you for entry on to the public portal, (making any redaction as necessary). Photos are in the attached word document.

Many thanks,
Fiona Jewkes

-----Original Message-----

From: Fiona Jewkes [REDACTED]
Sent: 30 August 2021 19:03
To: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>
Subject: 21/00739/PPP - Old Cambus West mains east of Delgany

CAUTION: External Email

Dear Mr Duncan,

I write to highlight that the visualisations submitted by the applicants for these 2 houses do not represent reality, now or future, in my opinion. I believe them to be frankly misleading. I am writing to you because of my concern that “somebody” needs to be aware of the gross misrepresentation the images seem to generate. All the visualisations appear to me to be inaccurate, but I have concentrated on the one I consider the most misleading.

The perspective of the cluster of buildings in the area under discussion has been substantially altered, making it appear to me as if the farm cottages and the 2 new houses would be essentially blended together almost as one cohesive unit. (The farmhouse cannot be seen in this picture because of the angle), and this allows for this misleading appearance, but the farmhouse, a wide track and parking for 6-7 cars is, in fact, in between the cottages and the proposed new buildings! They have even inserted my own house, Delgany, peeping through the trees in the background, to make it appear only a couple of trees away, when in fact the wood on that side of my property is far too dense to allow it to be anywhere near visible and the applicant’s photo shows clearly the true distance it lies from the farmhouse.

The discrepancies between the visualisations and reality are many, and I am sure you are an expert at having to interpret such material. Many misrepresentations can be seen by comparing my photo and the visualisation image. For example, the applicant has completely removed a full size garage from the foreground and “rebuilt” the two cottages in the foreground to alter their apparent size and width, which blends the two new building layouts

and the farm cottages almost as one entity, obliterating the width for the farmhouse, parking and track.

Whilst I am aware that photographic angles etc can be taken to enhance a subject matter etc, even taking this into account these visualisations are to my mind, totally unrealistic. They must have been computer generated as they are actually impossible in reality. I enclose one of the applicant's "visualisations" and a real photograph that I took myself as well as a true photo taken by the applicant of the proposed building location showing an area from my house to the farmhouse, to give a true idea of scale.

I have not manipulated my snapshot on any way. I have trimmed the visualisation slightly to let it fit on the page.

I do please ask you and your team to kindly bear this in mind when looking at the applicant's visualisations. I have put the annotated photos on a Word document attachment for comparison.

With many thanks,
Best wishes

Fiona Jewkes

DR FIONA JEWKES

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<Visualisation 3 comparison of 3.docx>



My photograph of the 3 farm cottages – the 2 foreground one are connected, the third (lower) is a detached house. The farmhouse cannot be seen from this view, but the largest house in the distance and the two trees lie next to it. My house is lost in the dense trees (even on a clear day).



Agent's photograph enclosed to give an accurate perspective of the true distance, taken from Delgany looking over the proposed building site to the farmhouse. The tree next to the farmhouse (can just be seen by the hedge) is the same tree as by the telephone pole in my picture. Cottages are round the bend.



Visualisation 3. The cars between the end cottage and the farmhouse appear to be in front of the nearest proposed new dwelling. Delgany appears to be only a couple of trees away from the further proposed new build (see agent's photo above, taken from middle of front of Delgany)