

WV1



WV2

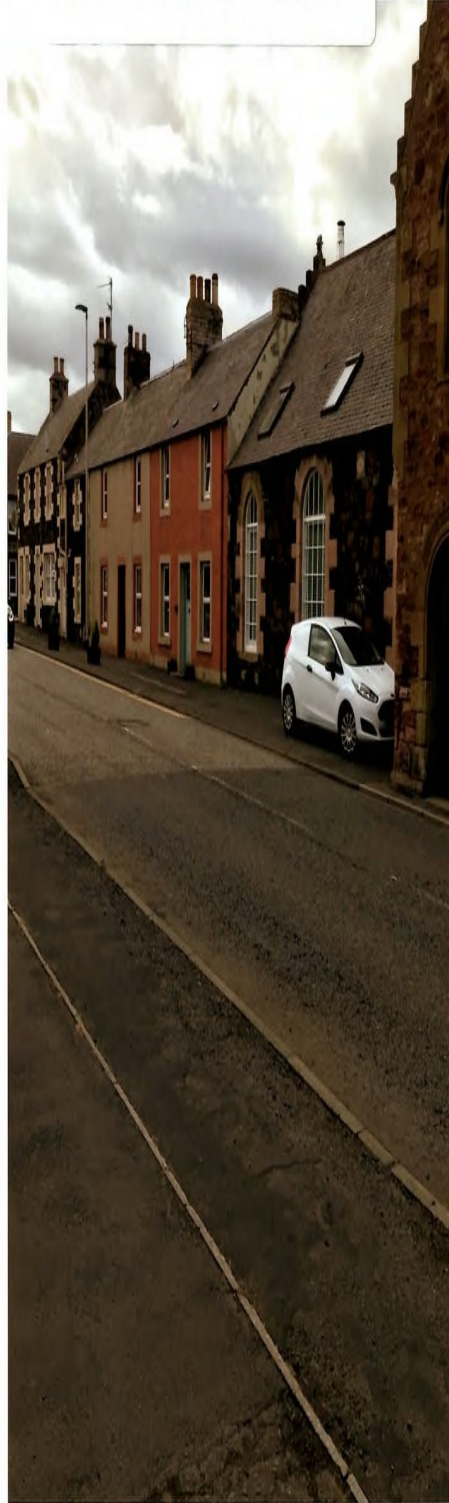


WV3



WEST ALONG EDEN ROAD

FROM APPLICATION SITE



There are several dwellings tucked away along lanes and alleys, in unexpected and quirky locations, which add to the eclectic charm. (see provided photos and diagram) Adding to this is a cottage under development on the adjacent site. (Garden Cottage of Cheviot View) which was formed out of a 4x4 meter outbuilding, the eastern elevation being part of the neighbouring boundary wall, and ramshackle sections of OSB and plywood. An elderly gentleman lived under these conditions for many years and required re-housing after the structure was destroyed by fire around 10-15 years ago. Planning permission to erect a purpose built cottage of around 50 square meters is now in place and will create an attractive dwelling fit for human habitation and in a style and design complimentary to the neighbourhood. This cottage is adjacent to the application site located behind the garage of the neighbouring property to the east. The proposed development on the application site will be built to a similar design and style to ensure continuity and create an appropriate and attractive enclave in the village, contributing to 'placemaking'. The proposed development satisfies policy PMD5 and PMD2 in that it is of high quality and it fits the eclectic pattern of development of the surrounding area.

FUTURE DEVELOPMENT SITE.



ASHLEY HOUSE ANNEXE



FORD COURT



LOGAN WEA



WHITE END COTTAGE



BANK HOUSE ANNEXE



The Scottish Borders contains many dwellings built on 'Backland', Garden Ground, Infill, Gap and Brown Field sites and their contribution to housing stock has been acknowledged. Provided herein are photos and diagrams of 5 such sites situated within only a mile of each other in Roxburgh and Heiton.

Tandarra

Hillcrest

Carnlea

13

29a

29

27

23

15

13B

11

9

2

8

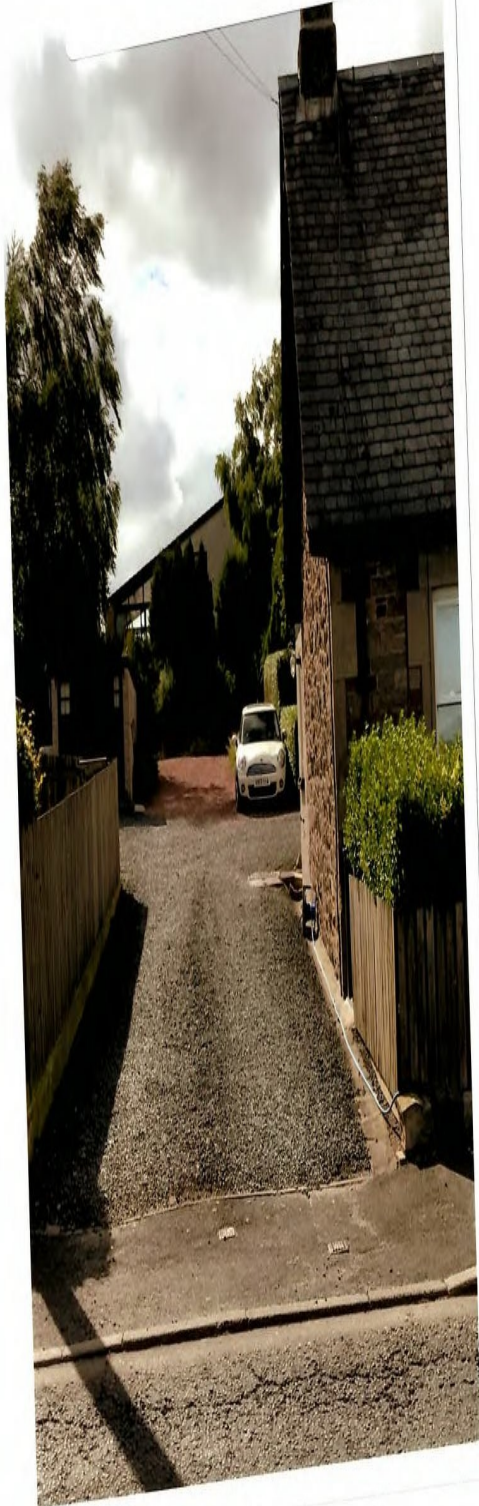
MAIN STREET (A698)

108.2m

Recreation

MAIN STREET, HILTON, "BACKLANDS", INFILL, BACKGROUND SITES.

13 MAIN STREET HEFION



ANDARRA MAIN ST, HEFION

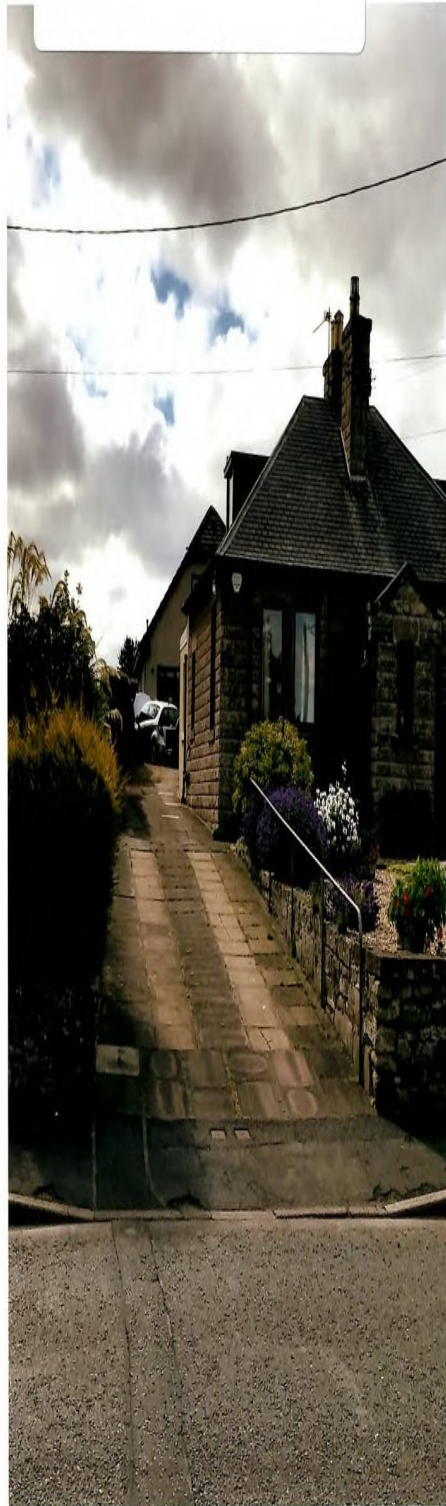
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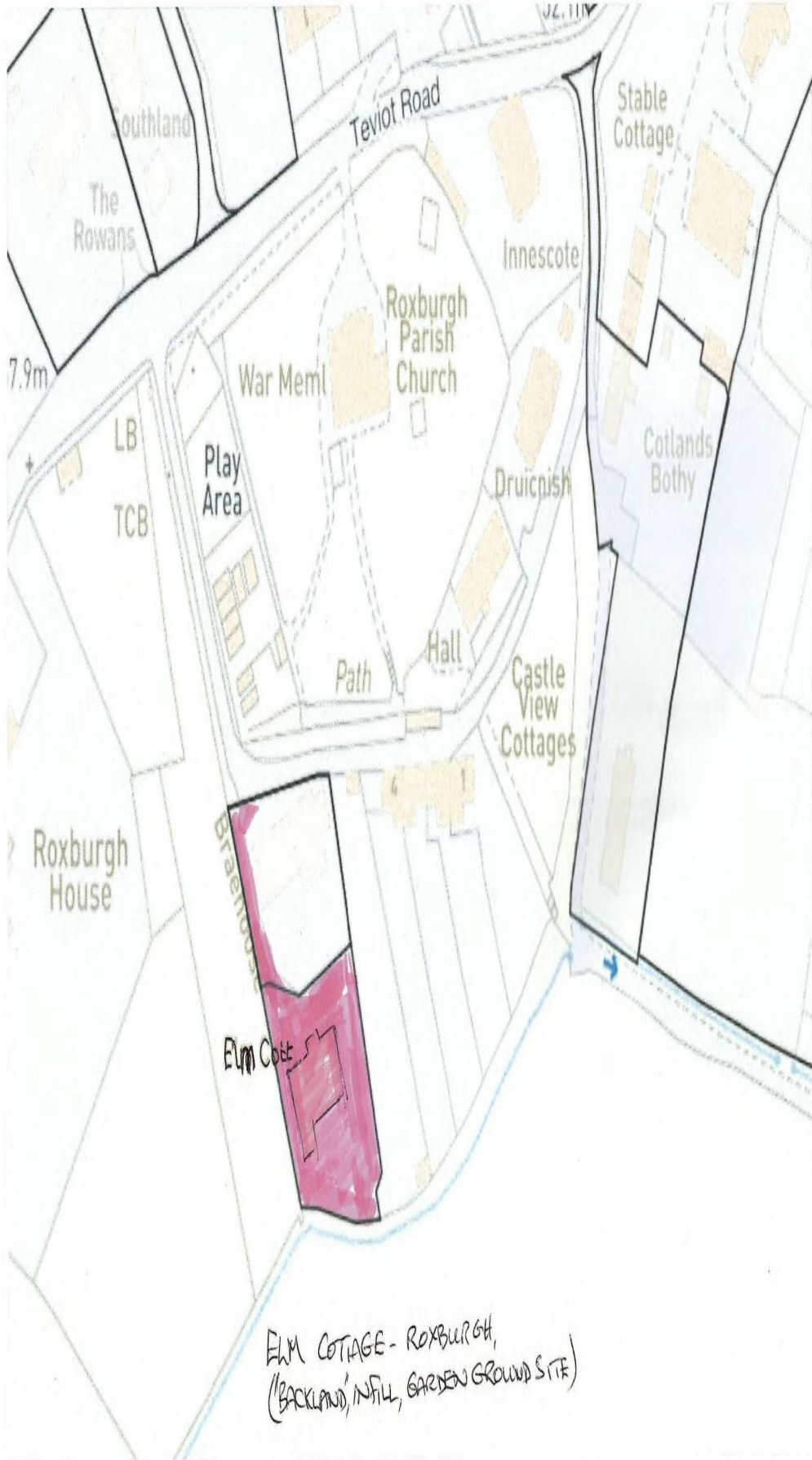


HILLCREST MAIN ST, HEFTON



29a MAIN ST, HEFTON





ELM COTTAGE - ROXBURGH,
(BACKLAND) INFILL, GARDEN GROUNDS SITE)

ELM COTTAGE, ROXBURGH

25



Policy HD3 specifically caters for these developments. HD3 is applicable to garden ground or 'backland', redevelopment of brownfield sites and development of gap and infill sites.

It states that:

"These developments are to be assessed against:

- a) the principle of the development, including where relevant any open space that would be lost, and
- b) the details of the development itself particularly in terms of:
 - (i) the scale, form and type of development in terms of its fit within a residential area,
 - (ii) the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlighting provisions. These considerations apply especially in relation to garden ground or 'backland' development,
 - (iii) the generation of traffic or noise.
 - (iv) the level of visual impact."

The planning report dated June 2nd 2022 acknowledges that all the conditions required for policy HD3 have been met. These also fulfil criteria for policies PMD 2 and PMDS:

The report acknowledges:

(a). Principle: "The application site is located within a residential area, it would therefore be in keeping with the established use and character of the area"

The report acknowledges:

(b). "The proposed dwellinghouse would be of an appropriate scale, character and appearance."

The report acknowledges:

(c). "The materials to be used for the external finish for the proposed dwellinghouse would be acceptable.

The report acknowledges:

(d). Residential Amenity: "The proposed dwellinghouse would not result in an unacceptable loss of daylight or sunlight to neighbouring properties"

The report acknowledges:

(e). "The application site is identified as being an area of prime quality agricultural land. The application site is regarded as domestic garden ground. Therefore the proposal would not result in the loss of prime quality agricultural land"

Furthermore:

(f). The development facilitates sympathetic densification and addition to the housing stock, utilising a site which has effectively become wasteland. It provides off street parking for owners without further burdening existing parking provision and congestion on Eden Road.

A sense of Place: Is defined in 'Placemaking and Design' 2010 as:

A feeling of appreciation for the distinct character of a locality. This will depend on characteristics of the observer (such as their cultural background or system of values and beliefs) as well as those of the place. The latin term, 'Genius loci', meaning 'the spirit of the place' is a closely related term founded on the belief that a place has an inherent character and influence that transcends any imposed order.

PMD2 states that this need not exclude appropriate contemporary and/or innovative design.

The proposed development is acknowledged to meet all the required criteria for 'backland' and garden ground sites, notwithstanding it also has a significant 25' frontage on Eden Road.

SUMMARY:

The planning report contains several inaccurate and incorrect details pertaining to the application site:

- "There are neighbouring residential properties to the north, east and west,...." This is not accurate, there are no residential properties on the north side of the site. There is a single garage and 25' frontage onto Eden road.
- "Eden Road is characterised predominantly by terraced residential properties, of varying heights and design. Most of them flank the public road or at least have a presence from the public road." The range and scope of properties along Eden Rd is considerably more diverse, eclectic and less homogenous than implied in the planning report. The application site will have as much, and in some instances more presence, from the public road as some other dwellings along Eden Road..
- "There was a derelict cottage to the east of the application site, which was an exception to this as it was located behind the row of cottages flanking Eden Road." The derelict cottage was mostly an informal type dwelling created partly out of an outbuilding and partly from OSB and plywood. It was located behind a single garage, not a row of cottages. (It is being redeveloped under planning application initially 21/00913/FUL)
- "... in that the proposed dwellinghouse would be far removed from the road frontage, as it would be situated behind an existing dwellinghouse,.." There is no existing dwellinghouse between the proposed dwelling and the road frontage. There is a single garage and a 25' street frontage.
- "... it would be in a position set apart and not integrated with the established character or pattern of the street scene..." The planning report fails to apply policy HD3 which sets out the conditions for backland, infill, garden ground, gap and brownfield sites. It cannot be expected that a development set back from a road like this can be part of a street scene to which it does not form a part.
- "...it would have no clear relationship to neighbouring properties, their established building lines or the general street pattern..." Again that cannot be expected as the application site is a former garden ground set back from the road.
- "It would not respect or respond to the established character of the surrounding area and it would not positively contribute to the overall sense of place." The planning report states "Policy PMD5 advises that the development must not conflict with the established land use of the area. The application site is located within a residential area it would therefore be in keeping with the established use and character of the area."
- The planning report states: "The general principle of exploring residential development is acceptable subject to other site specific considerations..." The planning report fails to acknowledge policy HD3 which applies to backland, garden ground, gap, infill and brownfield developments applicable to the application site.
- The planning report states: "The proposed dwellinghouse would be of an appropriate scale, character and appearance.
- "The planning report states: "The materials to be used for the external finish for the proposed dwellinghouse would be acceptable. "
- "It is therefore considered that the proposed development would be inappropriate in this context as it would result in backland development ." This suggests that backland type developments are not permitted. The statement fails to acknowledge policy HD3 which directly contradicts this statement in the planning report .
- The proposed development will be built in a similar style and with similar materials to the cottage being developed adjacent. This will further enhance the sense of place which will be created in a charming enclave adding to placemaking in the neighbourhood.

The application clearly conforms to policies PMD2, PMD5 and especially HD3 and the reasons for refusal are clearly refuted.