

Mr B Fotheringham
Lead Officer Development Management & Enforcement
Environment and Infrastructure
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

Dear Mr Fotheringham

At the meeting on 11 April 2022 West Linton Community Council decided to comment on the current planning applications in its area as follows:

22/00496/FUL Deanfoot Cottage, West Linton – extension to dwellinghouse

This is a proposal for a two-storey extension to a traditional single storey cottage. The Community Council is concerned about the scale, massing and window design of the proposed extension, and the potential impact of the extension on the street elevation in particular.

22/00493/FUL Broomlee Mains, West Linton – erection of 2 dwellinghouses

It was noted that SBC has previously granted planning permission in principle for a similar development on the land, although the associated legal agreement was not completed. Nonetheless the Community Council is concerned about the potential impact of the current proposal on the privacy of the neighbouring house, Woodlands, since the new houses (including balconies) would face in that direction. They also question whether the design and materials of the houses would be in keeping with the adjacent Arts and Crafts house (Woodlands) and their wider surroundings.

22/00075/FUL Lynedale, West Linton – erection of dwellinghouse

Although this application was submitted in January 2022, it was amended on 18 March 2022 and the Community Council is keen to comment at this stage. We know that the planning officer had misgivings about the original design, but the Community Council has no objections to the proposal as amended, which now has a more traditional pitched roof clad with timber shingles rather than profiled metal sheets. The site is hidden from public view by high hedges, and there are no objections from local residents. There are many other timber buildings in the vicinity, including those nearby at Bridgehouse Mill, so the new timber house would not be out of keeping with the surrounding area.

We would ask you to take these comments into account in deciding whether to grant planning permission for these applications.

Many thanks.

Yours faithfully

Sally Bowie
Secretary – West Linton Community Council

Comments for Planning Application 22/00496/FUL

Application Summary

Application Number: 22/00496/FUL

Address: Deanfoot Cottage Deanfoot Road West Linton Scottish Borders EH46 7AU

Proposal: Alterations and extension to dwellinghouse

Case Officer: Ranald Dods

Customer Details

Name: Ms Fiona Struthers

Address: Kettlehill Farmhouse, Medwyn Road, West Linton, Scottish Borders EH46 7HA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Increased traffic
- Land affected
- Loss of view
- Poor design
- Road safety

Comment: Dear Sirs,

This is a neighbour's comment - although I have not been notified about the proposed alterations! The applicant's agent has said that they do not propose to alter the vehicle access - but they have already done this and put two gates up to allow a lorry to be parked there (presumably belonging to the business of the applicant's husband). This also contravenes the title deed, where there is a real burden, stating that the ground is only to be used as garden ground.

The major access to our farm is besides the proposed development. Any further encroachment onto our visibility when getting farm machinery in and out onto Deanfoot Road due to the proposed elevation of Deanfoot Cottage - would be a matter for the planning officers to consider - due to the history of planning proposals along Deanfoot Road.

The nearby housing is single storey cottages - so this application, will have a major impact on the composition of Deanfoot Road.

Yours faithfully,

Fiona Struthers