

Mr Robert Muir
Caddie Cottage
Teapot Street
Morebattle
Kelso
Scottish Borders

Please ask for: Euan Calvert
01835 826513
Our Ref: 22/00396/FUL
Your Ref:
E-Mail: ecalvert@scotborders.gov.uk
Date: 30th June 2022

Dear Sir/Madam

PLANNING APPLICATION AT Caddie Cottage Teapot Street Morebattle Kelso Scottish Borders TD5 8QH

PROPOSED DEVELOPMENT: Replacment windows and door (retrospective)

APPLICANT: Mr Robert Muir

Please find attached the formal notice of refusal for the above application.

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

Your right of appeal is set out within the decision notice.

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 Planning Permission

Reference : 22/00396/FUL

To : Mr Robert Muir Caddie Cottage Teapot Street Morebattle Kelso Scottish Borders

With reference to your application validated on **11th March 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Replacment windows and door (retrospective)

at : Caddie Cottage Teapot Street Morebattle Kelso Scottish Borders TD5 8QH

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**.

**Dated 28th June 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 22/00396/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
LOCATION PLAN	Location Plan	Refused
PHOTO OF NEW FRONT DOOR	Photos	Refused
PHOTOS OF NEW CASEMENT WINDOWS	Photos	Refused
PHOTOS OF NEW SASH AND CASE WINDOWS	Photos	Refused
DETAILS OF REPLACEMENT WINDOWS	Specifications	Refused
DETAILS OF REPLACEMENT FRONT DOOR	Specifications	Refused
ORIGINAL CASEMENT WINDOWS AND FRONT DOOR	Photos	Refused
ORIGINAL SASH AND CASE WINDOWS	Photos	Refused

REASON FOR REFUSAL

- 1 The development is contrary to policy EP9 of the Local Development Plan 2016 and the Council's Supplementary Planning Guidance: Replacement Windows and Doors 2015 in so much as the development does not preserve or enhance character or appearance of Morebattle Conservation Area.

FOR THE INFORMATION OF THE APPLICANT

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 (as amended) within three months from the date of this notice.

The notice of review must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

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).