


Mr & Mrs Craig Fletcher
per IRD Design Ltd
New Harbour Building
Gungreen Quay
Eyemouth
Scottish Borders

Please ask for: Paul Duncan
 01835 825558
Our Ref: 22/00371/FUL
Your Ref:
E-Mail: paul.duncan@scotborders.gov.uk
Date: 3rd November 2022

Dear Sir/Madam

PLANNING APPLICATION AT 17 George Street Eyemouth Scottish Borders TD14 5HH

PROPOSED DEVELOPMENT: Alterations and extension to dwellinghouse

APPLICANT: Mr and Mrs Craig Fletcher

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 : 22/00371/FUL

**To : Mr & Mrs Craig Fletcher per IRD Design Ltd New Harbour Building Gunsreen Quay
Eyemouth Scottish Borders TD14 5SD**

With reference to your application validated on **8th March 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Alterations and extension to dwellinghouse

at : 17 George Street Eyemouth Scottish Borders TD14 5HH

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

**Dated 31st October 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards
Manager**

APPLICATION REFERENCE : 22/00371/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
006	Proposed Plans & Elevations	Refused
007	Proposed Plans & Elevations	Refused

REASON FOR REFUSAL

- 1 The proposed development does not accord with policies PMD2 (Quality Standards) and EP9 (Conservation Areas) of the Local Development Plan 2016. The proposed development, by reason of its scale, form, detailing and proportions, would not be appropriate for the existing building and would harm the special architectural and historic character and appearance of the Conservation Area.
- 2 The proposed development does not accord with policy HD3 (Protection of Residential Amenity) of the Local Development Plan 2016. The extension, by reason of its siting and height, would result in the loss of light to habitable rooms of neighbouring residential properties to the south and east. In addition, its height and blank walling on its south and east elevations would have an overbearing relationship and adverse visual impact upon the same neighbouring residential properties. These adverse impacts would harm the amenity of occupants in neighbouring residential properties.

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).