

# Comments for Planning Application 22/01811/FUL

## Application Summary

Application Number: 22/01811/FUL

Address: Land At Disused Railway Line Rachan Broughton Scottish Borders

Proposal: Modification of condition No.1 of planning permission 15/01355/FUL to allow the holiday chalet to be occupied as dwellinghouse

Case Officer: Ranald Dods

## Customer Details

Name: Mr Charlie Riding

Address: The Seatons, Smithy Croft, Broughton, Scottish Borders ML12 6HQ

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: I am writing this in respect of 22/01811/FUL | Modification of condition No.1 of planning permission 15/01355/FUL to allow the holiday chalet to be occupied as dwellinghouse

The new house, or chalet, which has been built on the long-dismantled railway line is an attractive structure that has been very well built using skilled workmanship and quality materials that are quite in harmony with the surroundings. It is most certainly not another example of a "kit house" that has been cheaply built on a rural plot to serve as a family home.

There seem to be objections elsewhere regarding the impact this building will have if it is allowed to become a permanent dwelling but it is hard to see how there could be any difference by "Allowing the chalet to be used as a residential house is inappropriate within the national scenic area, unlike the current holiday chalet use which is more appropriate in this location" - it will still be exactly the same building in exactly the same place, Arguably the major difference might be that as a permanent residence, it might acquire a more "lived in" look with a more complex garden and normal residential external items. There also seems to be concern that by becoming residential, the building will somehow become a nucleus for a cluster of new dwellings - this clearly could not happen as the control of this is surely within the remit of the Planning department.

The owner of the property is not an "incomer" to the area who is a retiree or person of leisure but rather, a lifelong working local man - a well respected and valued tradesman - who has both family and friends in very close proximity. He is a net contributor to the immediate local economy utilising local tradespeople and resources in his business as well as providing a necessary local service and local employment.

While the building has been constructed as a potential holiday let, it cannot be a crime to change one's mind, we are all allowed to do this, surely? I myself came to this area 13 years ago with the intention of temporary residence and very quickly realised what a wonderful place this is to live; I am still here with no intention of leaving and I would hope this same opportunity would be allowed in this instance.

Charlie Riding

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Proposal: Modification of condition No.1 of planning permission 15/01355/FUL to allow the holiday chalet to be occupied as dwellinghouse

Case Officer: Ranald Dods

## Customer Details

Name: Dr David Bartholomew

Address: Craigend Cottage, Broughton, Scottish Borders ML12 6HH

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: Planning Application - 22/01811/FUL

Land at disused railway line, Rachan, Broughton, Scottish Borders.

Modification of condition No.1 of planning permission 15/01355FUL to allow the holiday chalet to be occupied as dwelling house.

My name is David Bartholomew and I live at Craigend Cottage, Rachan, Broughton, further along the side road runni.ng past the house under consideration and not far from it. I am a member of the public.

I write in support of Mr Maxwell's application for a change of designation to allow residential occupation.

Mr Maxwell has had a frustrating time over the last few years after having been sold defective wall insulation material for the new house. This caused substantial damage to the interior of the house and, after failing to get any compensation from the company concerned, in the end he had to repair the damage and replace the material at his own expense. Covid also prevented things moving forward. These are the main reasons the house has never been advertised for holiday lets. The reality is that the house is already there, and therefore refusing the change of designation will not make the house disappear. I would also dispute that the house is not part of an existing settlement or group of buildings. There are farm cottages only a hundred metres away and many more dwellings in the trees to its west at no great distance away. The house is not obvious from the local road, the B712, as it is largely shielded by trees. Furthermore Mr Maxwell has planted a laurel hedge all around the property, which in a few years will make it even less visible.

Mr Maxwell is a local man who has lived most of his life in the area, and contributed much to it as a local tradesman. Unfortunately his personal situation has changed and he now has health issues

to contend with. I would suggest that his presence living quietly there and creating a garden on the property would be much more in keeping with the character of the surrounding area than the presence of a site with motorhomes parked up alongside the chalet.

I therefore support his application for a change of designation to allow the house to be used as a private residence.

Drumelzier Haugh Farm  
Broughton  
Biggar  
ML12 6JD

**Planning Application Number - 22/01811/FUL**

**Address -** Land at Disused Railway Line, Rachan, Broughton, Scottish Borders

**Proposal -** Modification of Condition No.1, of planning permission 15/01355/FUL to allow the holiday chalet, to be occupied as a dwelling house

**Case Officer -** Ranald Dods

**Commenter Type -** Member of Public

**Stance -** Support

**Reason for Comment -** Contrary to Local Plan

To Scottish Borders Council

Please can the points below be taken into consideration, on the proposal listed above.

The holiday chalet already exists and no further disturbance in re-development would be needed to change its use to permanent residential.

It is surrounded by permanent residential properties, so it would be more in keeping with the local area.

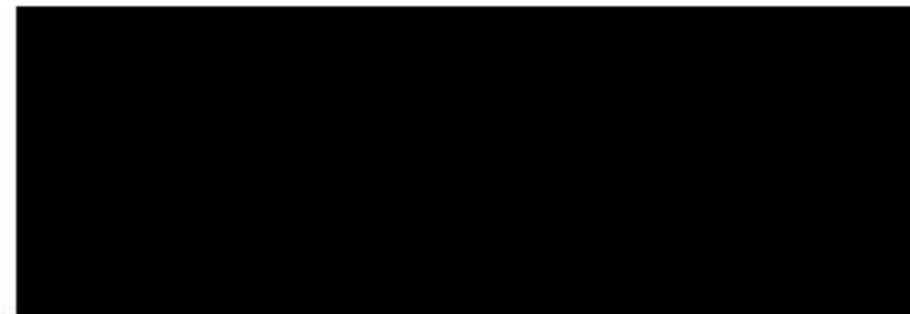
I feel it would be better with permanent resident/s residing in the property, who will care for the property and its immediate surroundings. This will also be of benefit to local security, as they can report anything suspicious.

Some people visiting on a short-term basis, are just looking for a quick getaway / change of scenery and don't always respect / care for the environment they are in. Not leaving the property / site as they found it.

Woodland surrounds the chalet on 3 sides, and this shields it from view, as much as possible. Without taking away the natural light, needed in the property, during the day. It is not obvious from the local road, the B712, as it is shielded, like other residential properties, around it.

The chalet has been built from sustainable and natural building materials, so it blends in with residential properties in the area.

Many Thanks



Mr J.R.Richardson