

Mrs Jane Prady
per WT Architecture
4-6 Gote Lane
South Queensferry
Edinburgh
EH30 9PS

Please ask for: Ranald Dods
☎ 01835 825239
Our Ref: 22/01612/FUL
Your Ref:
E-Mail: ranald.dods@scotborders.gov.uk
Date: 15th December 2022

Dear Sir/Madam

PLANNING APPLICATION AT Ratchill Farmhouse Broughton Scottish Borders ML12 6HH

PROPOSED DEVELOPMENT: Alteration and extension to dwellinghouse

APPLICANT: Mrs Jane Prady

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 : 22/01612/FUL

To : Mrs Jane Prady per WT Architecture 4-6 Gote Lane South Queensferry Edinburgh EH30 9PS

With reference to your application validated on **20th October 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Alteration and extension to dwellinghouse

at : Ratchill Farmhouse Broughton Scottish Borders ML12 6HH

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

**Dated 13th December 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 22/01612/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
1 of 11	Location Plan	Refused
PL_E101	Existing Site Plan	Refused
PL_E01	Existing Plans	Refused
EL_E01	Existing Elevations	Refused
PL_DEM	Proposed Plans	Refused
PL_101	Proposed Site Plan	Refused
PL_01	Proposed Plans	Refused
PL_02	Proposed Plans	Refused
PL_03	Proposed Roof Plan	Refused
EL_01	Proposed Elevations	Refused
EL_02	Proposed Elevations	Refused

REASON FOR REFUSAL

- 1 The development would be contrary to policy PMD2 of the Local Development Plan 2016 in that the following criteria require that developments: h) create a sense of place based on a clear understanding of the context and are designed in sympathy with Scottish Borders architectural style; i) are of a scale, massing and height appropriate to the existing building; j) are finished externally in materials which complement the existing building; k) respect the character of the surrounding area and neighbouring built form. The proposed development is unsympathetic to the building which it would extend in terms of form, scale, height, massing and materials and would not complement that building. No overriding case for the development as proposed has been substantiated. This conflict with the development plan is not overridden by other material considerations.

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).