

From:irddesign@aol.co.uk
Sent:Thu, 16 Dec 2021 12:01:22 -0000
To:Duncan, Paul
Subject:RE: [OFFICIAL] 21/01690/FUL - 17 George Street, Eyemouth

CAUTION: External Email

Hi Paul,

With reference to the above application and based on our recent discussions on this development, I have spoken to the applicants who have agreed to withdraw the application with a view to resubmitting a revised scheme in the new year.

I trust that you can accept this email as our formal request to withdraw the application.

Kind Regards

Iain

From: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>
Sent: 07 December 2021 14:19
To: irddesign@aol.co.uk
Subject: [OFFICIAL] 21/01690/FUL - 17 George Street, Eyemouth

Dear Iain,

I write with reference to the above application for alterations and an extension to 17 George Street, Eyemouth.

The proposed development raises a number of significant concerns, including:

- **Conservation Area/ Streetscene** □ The Built Heritage Officer objects to the application, advising:
 - The proposed alterations and extension are not informed by, nor respond to, the historic character of the conservation area nor the traditional form and detailing of the building forming part of the conservation area.
 - To the north elevation, the proposed balcony and glazed barrier are not traditional features of the conservation area.
 - The dormer window is not traditionally proportioned. These features and the associated storage are located on a prominent elevation visible from the seafront and in relation to Tod's Court which retains much historic integrity. The building forms a secondary / ancillary □backdrop□ at present. The proposed alterations would present incongruous additions that are out of keeping with the conservation area and which would draw undue attention to the building.
 - To the south, the proposed extension is very large and would have a considerable impact on the streetscene. It significantly increases the overall scale and prominence of the building, particularly as it rises near to ridge height.
 - The design of the west elevation is not in keeping with the character of the conservation area, particularly due to the lean-to roof and up-and-over garage at ground floor and the proportions of the proposed windows.

- **Privacy** □ The proposed development raises the following significant overlooking concerns:
 - Overlooking from proposed balcony and dormer to 2 Tods Court and 15 St Ella's Wynd

- **Loss of light/ sunlight** - The proposed development raises the following loss of light issues:
 - Loss of light to north elevation window of Invereye (13-15 George Street)
 - Loss of light and sunlight to a ground floor window within the Marine Square development.

- **Parking** □ The Roads Officer objects to the application, advising: The area in front of the existing store would appear to offer the possibility for a vehicle to park. The proposed extension and garage would remove this possibility. As we no longer consider garages to be parking spaces, I have to object to the proposal on the grounds of loss of parking.

The range and significance of these issues is such that I will not be inviting revisions. I would suggest the application is withdrawn to avoid the application being refused.

I would be grateful if you would write to me to advise whether the application should be treated as withdrawn.

Kind regards

Paul

Paul Duncan
Asst Planning Officer (Development Management)

Planning, Housing & Related Services

Scottish Borders Council

Tel: 01835 82 5558

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