

Mr W Hannah
per Richard Amos LTD
2 Golden Square
Duns
Scottish Borders
TD11 3AW

Please ask for: Paul Duncan
01835 825558
Our Ref: 22/01125/FUL
Your Ref:
E-Mail: paul.duncan@scotborders.gov.uk
Date: 27th October 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Dove Cottage Gate Lodge Press Castle Coldingham
Eyemouth Scottish Borders TD14 5TS**

PROPOSED DEVELOPMENT: Alterations and extensions to dwellinghouse

APPLICANT: Mr W Hannah

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 : 22/01125/FUL

To : Mr W Hannah per Richard Amos LTD 2 Golden Square Duns Scottish Borders TD11 3AW

With reference to your application validated on **18th July 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Alterations and extensions to dwellinghouse

at : Dove Cottage Gate Lodge Press Castle Coldingham Eyemouth Scottish Borders TD14 5TS

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

**Dated 27th October 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 22/01125/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
22-B943-PL01 A-	Location Plan	Refused
22-B943-PL03 REV A	Proposed Plans & Elevations	Refused

REASON FOR REFUSAL

- 1 The proposed development is contrary to Local Development Plan 2016 policy EP7 (Listed Buildings) as it would not respect the original structure due to its excessive scale and poorly related design. The proposed development would not maintain the special architectural or historic quality of the building and would have a significant adverse impact on its special character and appearance.

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).