

**APPEAL UNDER SECTION 43A (8) OF THE TOWN AND COUNTRY PLANNING
(SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

100 Abbotseat, Kelso - 22/00679/FUL and 23/00005/RREF

Comments of the Planning Officer in respect of NPF4

This development is not supported in NPF4.

NPF4

NPF4 Policy that is considered to be relevant to this decision is Policy 14, Design, quality and place.

Policy 14 seeks to encourage, promote and facilitate well designed development that makes successful places whether in urban or rural locations by taking a design-led approach and applying the Place Principle. Development proposals that are poorly designed and detrimental to the amenity of the surrounding area will not be supported.

Policy 14 requires consideration of Six Qualities of Successful Places.

It is considered that the development is contrary to NPF4 Policy 14 in that it results in design which is contrary to these "Six Qualities of Successful Places". Specifically development is contrary to Pleasant and Distinctive qualities;

- Pleasant: Supporting attractive natural and built spaces. It is not considered that the development creates attractive and welcoming surroundings.
- Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity. Development of a privacy fence has removed an active frontage and has adverse impact on sense of place.

It is not considered that the Appellant has demonstrated any significant benefits which would outweigh the deleterious impacts. The fence is a prominent and incongruous form of development that has an adverse impact on the character and appearance of the surrounding area and harms visual amenities.

The proposals remain unacceptable in design having considered NPF4 and it is respectfully requested that the review is dismissed and the application refused.