

[REDACTED]  
[REDACTED]  
[REDACTED]

27<sup>th</sup> July 2023

**Home Share Application, Mrs Nina Armstrong, 26 Davidson Place, Newtown St Boswells, TD6 0QJ**

Dear Sir/Madam

According to SBC Civic Government Licensing Committee Short Term Lets Licensing Policy Statement objections can only be made on specific grounds. I therefore wish to object in the strongest terms to this application based on:

*5. Objections and Representations*

*5.5 c i – the location etc;* this planned home share is in a fully residential area. It is quiet, peaceful and there are no businesses being run from houses which impact on the neighbourhood and I would like it to stay that way.

*5.5 c ii – the nature and extent etc;* the extension at the rear of this property was applied for in 2019 and built over several months in 2021. I did not object to the planning application as clearly stated in correspondence between the officer of SBC and the agent for Mrs Armstrong the intent was to future proof her property for her later life and I found publicly available information on your website stating just that below:

From: [REDACTED] [mailto:[REDACTED]]

Sent: 21 June 2019 13:00

To: [REDACTED] Subject: Re: 19/00764/FUL: 26 Davidson Place Newtown St Boswells

Hi [REDACTED] Many thanks for your response regarding the above Planning Application. We have taken your points on board however the applicant has specifically requested an extension of these dimensions, the intention of adding a ground floor bedroom and accessible shower room is to future proof the house long term so when the applicant is unable to climb the stairs in the future she can still comfortably reside in her house without the worry of having to tackle a staircase to go to bed and use the toilet facilities.

The extension build was a long, drawn out and invasive process as it is built to the boundary line. Had I been aware of the intention to use this as a home share, I would have objected immediately. I lost a great deal of light into the rear of my property by the building of this but I was willing to forgo it to enable someone to future proof when they could afford it to support remaining in their own home However this application is an outrageous change of the stated use and I find it disingenuous and very unfair to myself and the surrounding neighbours.

*5.5 c iv – the possibility of undue public nuisance etc;* I already have to tolerate the loud voices and music as well as the singing of some very unpleasant songs when the applicant holds parties in the garden – I dread to think how she will manage any paying guest if they are loud or out of line.

5.5 c v ~ People resident in the street are already finding parking a challenge. As the applicant did not add any additional parking on her property when her extension was built, I am convinced that adding an additional car which will be parked overnight will cause more issues than we already have to deal with when people inconsiderately block cars in.

Kind regards

Morag McKell

[REDACTED]