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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.

*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 (please see below for extract of said correspondence).

From: [REDACTED] (mailto:[REDACTED])

Sent: 21 June 2019 13:00

To: [REDACTED] Subject: Re: [REDACTED] 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.

This property was extended for the owner's future life, not for her to run a business from it and had I been aware of this intention, I would have objected to the planning application at the beginning.

*5.5 c iv – the possibility of undue public nuisance etc;* While we are all always hopeful that people resident in properties around us are respectful and behave accordingly, there is a risk of poor behaviour, particularly when fuelled by alcohol. People who are staying away from home for whatever reason in this home share will either have to remain in the bedroom space when not out, share the living room with Mrs Armstrong or spend the time outside. If they are outside and use loud voices, that will impact on me and my family. If they are out in the garden my privacy will be impacted. There is also the risk of poor behaviour and excessively loud music.

5.5 c v – we live in a residential area built in the 1950's when there was no planned two car spaces per house and we already have a parking issue. Adding another overnight vehicle will simply add to this.

Kind regards

Elaine Thornton-Nicol

[REDACTED]

[REDACTED]