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27th 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 and I include the publicly available information as stated below:

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; There is a risk of bad behaviour, loud noise, loss of privacy due to people staying in the extension sitting in the garden watching us.

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

Kind regards

Gary Nicol
[REDACTED]