

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Mark Payne Roads Planning Officer		mark.payne@scotborders.gov.uk 01835 825018
Date of reply	9 th March 2023	Consultee reference:	
Planning Application Reference	23/00331/FUL	Case Officer: Euan Calvert	
Applicant	Mr Peter Caunt		
Agent	N/A		
Proposed Development	Erection of dwellinghouse		
Site Location	Land South Of 1 Netherwells Jedburgh Scottish Borders		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description	No previous applications / approvals		
Key Issues (Bullet points)			
Assessment	<p>The dwelling is served by a private access road leading to Netherwells Farm. There are a number of dwellings along this road prior to reaching the farm. The proposal allows for 2no. parking spaces within the curtilage of the dwelling with a further 2no. spaces provided in adjacent land owned by the applicant.</p> <p>It would be preferable to allow for turning so that any vehicles can enter and exit the site in a forward gear. Given the constraints of the site boundaries and that traffic along this private road will primarily be from the farm and residents, nose in parking would however be acceptable as shown. I would anticipate that with the road terminating at the farm, being narrow and passing a number of established dwellings prior to reaching the proposed dwelling, speed of traffic would be relatively low.</p> <p>I therefore have no objections to this proposal.</p>		
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions
			<input type="checkbox"/> Further information required
Recommended Conditions			
Recommended Informatives			

Signed: AJS