

**PROPOSED ERECTION
OF A DWELLINGHOUSE
NOTICE OF REVIEW
APPEAL STATEMENT**

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Appendix 1 Site Photograph

1.0 Introduction

- 1.1 This statement should be read in conjunction with the Notice of Review submitted on behalf of Aver Chartered Accountants for the proposed erection of a dwelling, land east of Dunedin Cottage, Crossrig (23/00508/PPP) which was refused planning permission in principle by Scottish Borders Council on the 21st of June 2023.
- 1.2 The application was refused on the grounds that the proposal is contrary to both the Scottish Borders Local Development Plan, and the National Planning Framework 4.

2.0 Background

- 2.1 It has been proposed to erect a dwelling on this site which would constitute an extension of the existing building group in this location which is currently made up of 5 existing properties.
- 2.2 The proposed dwelling is sited within the sharp corner of an agricultural field that cannot reasonably be farmed due to its narrow nature preventing machinery from entirely accessing this area.
- 2.3 The application received one public objection which raised that agricultural land, with an unknown owner, would be impacted by the proposal. Although the matter of landownership is not a planning matter, Bidwells confirmed the ownership details of this site and highlighted there are no agricultural leases implicated by this application.
- 2.4 Scottish Water, and Scottish Borders Council Roads Planning Service had no objection to the proposal.

3.0 Grounds for Appeal

- 3.1 The Decision Notice states that the application was refused due to the proposed dwelling not being well related to any existing building groups, and that the proposal would result in the permanent loss of agricultural land.
- 3.2 LDP Policy HD2 Housing in the Countryside makes provision for building groups; the proposed dwelling would act as an extension of the existing building group made up of 1-4 Sunwick Farm Cottages to the north, and Dunedin Lodge to the west, an existing 5 dwelling grouping.
- 3.3 Sunwick Farm Cottages 3 and 4 have both recently obtained approval for extensions and alterations to the existing dwellinghouses, most notably 4 Sunwick Farm Cottages is undergoing an extension in the way of a detached garage on its southwestern boundary (22/01327/FUL); proposed approved site plan is attached at Appendix 1.
- 3.4 This garage extension creates an even clearer grouping of buildings which this site is evidently related to. The erection of the garage is evident in its preliminary stages as per the photograph attached at Appendix 2; this photograph also highlights the relation of the site to the existing grouping, demonstrating this proposal's ability to act as a reasonable and cohesive extension to this building group.

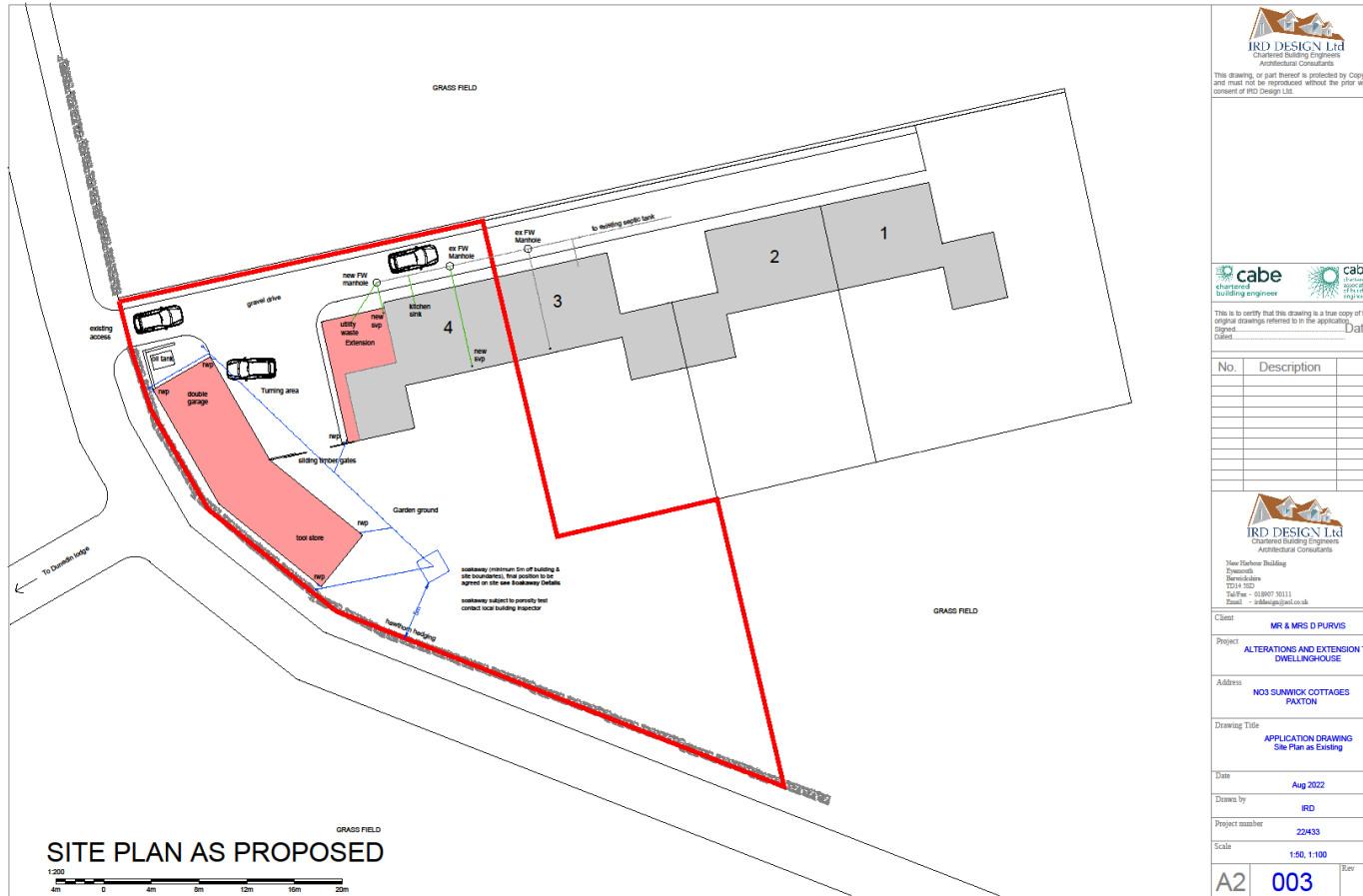
- 3.5 The proposed dwelling would therefore be clearly related to the existing grouping and is therefore in accordance with LDP Policy HD2.
- 3.6 Regarding the agricultural land, the nature of the site would ensure that very minimal usable land would be lost. As per the site photograph, attached at Appendix 2, this area of the site is not farmed due to its narrow nature; therefore, the proposal would result in a very minimal loss of agricultural land (NPF4 Policy 5 Soils).
- 3.7 Due to the context of the surrounding environment changing as a result of the extensions to the adjacent properties (Sunwick Farm Cottages) it is therefore requested that the LRB undertake a site visit to fully understand how the proposed dwelling would constitute a reasonable extension to the existing building group.

4.0 Conclusions

- 4.1 For the reasons set out in Section 3 above, it is considered that the proposed dwelling would result in a reasonable extension to an existing building group. The existing grouping is well established and the proposed extensions taking place at Sunwick Farm Cottages further creates a framework in which the proposed dwelling would make a valuable addition to; and ultimately round off the grouping.
- 4.2 This statement, and the original application, indicates that there would be very minimal loss of agricultural land due to the nature of the site being too narrow for farm machinery to access, this area of the site is not in active use and therefore a dwelling being erected here would not detrimentally impact the livelihood of the farm. Therefore, the proposal constitutes a very minor departure from NPF4 Policy 5.
- 4.3 As suggested above, if the LRB undertake a site visit as part of their determination, the context of the building group, and the relevance of the surrounding dwelling extensions could be understood to determine that the proposal does conform with Policy HD2
- 4.4 Therefore, for the reasons set out in this Notice of Review Appeal statement, it is considered that the proposal can be considered to be a valuable addition to a robust existing building group.

APPENDIX 1

22/01327/FUL APPROVED SITE PLAN AS PROPOSED



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This is to certify that this drawing is a true copy of the original drawings referred to in the application signed: _____ Date: _____

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Client	MR & MRS D PURVIS	
Project	ALTERATIONS AND EXTENSION TO DWELLINGHOUSE	
Address	NO3 SUNWICK COTTAGES PAXTON	
Drawing Title	APPLICATION DRAWING Site Plan as Existing	
Date	Aug 2022	
Drawn by	IRD	
Project number	22433	
Scale	1:50, 1:100	
A2	003	Rev

APPENDIX 2

SITE PHOTOGRAPH





BIDWELLS