

**APPEAL UNDER SECTION 43A (8) OF THE TOWN AND COUNTRY PLANNING
(SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

Planning Application No: 22/01905/FUL
Local Review Body No: 23/00031/RREF
Applicant: Ms Elaine McKinney
Agent: Ferguson Planning
Proposal: Demolition of stable and erection of dwellinghouse
Location: Site Adjacent the Steading Whiteburn Farm Lauder

Comments of the Planning Officer in Respect of New Information

The Local Review Body determined to proceed with the review of the above application with further procedure. In this instance, the Local Review Body requires comments from the Council's Planning Officer on the three 3D visualisations of the proposed development and site plan showing where the viewpoints were taken from, which was submitted with the Review but was not before the appointed officer at the time of determination.

Appendix 1 contains three 3D visualisations and a site plan showing the direction from which the visualisations are taken from (north west, south east and south west).

Viewpoint 1

This is taken from the north west of the site looking south east into the site. This is particularly useful as it demonstrates that the proposed dwellinghouse would not be well related to the building group at Whiteburn as no other houses are visible, as they are screened by trees and other vegetation. The visualisation emphasises that the woodland forms the boundary of the building group and the site is outwith the sense of place, being a paddock clearly divorced from the closest house to the south.

Viewpoint 2

This provides a view of the site taken from the south east looking north west. The track across the burn is visible in the foreground, as is the mature hedge that separates the site from the closest house, the Roost. This viewpoint emphasises the distance between the site and houses within the building group. The burn and mature hedge are considered to be the natural boundary of the building group, separating the site from the building group.

Both Viewpoint 1 and 2 provide an illustration of the scale, design and materials of the proposed house. This would be small scale of a contemporary design with black corrugated steel sheeting for the walls and roof.

Although none of the other houses within the building group are visible within the visualisations, the design and materials do not reflect the character of existing houses within the building group.

However, as an isolated development, divorced and some distance from the building group, such a contemporary approach can be accepted.

Viewpoint 3

This image is taken from the western side of the A697 looking east into the site. The proposed house can be seen beyond the field access from the public road, where there would be a degree of screening provided by the mature trees along the eastern side of the public road. The visualisation indicates that the dwellinghouse would not be prominent when viewed from the A697.

Conclusion

It is considered that visualisations 1 and 2 demonstrate that the site is outwith the defined boundaries of the building group and sense of place and the proposal does not relate well to the existing houses within the building group in terms of spacing. The development would read as isolated and divorced from the building group.

For the reasons outlined above, the proposal does not comply with policy 17 of National Planning Framework 4 and policy HD2 of the Local Development Plan 2016 and the Council's Supplementary Planning Guidance: New Housing in the Borders Countryside December 2008 and it is respectfully requested that the review is dismissed and the application refused.