

From: David Howel <dhowel@aitken-turnbull.co.uk>
Sent: 18 December 2023 13:34
To: Henderson, Fiona
Cc: Edinburgh; Alasdair Rankin
Subject: Re Further Representations - Land North Of Ivanhoe Dingleton
Road Melrose Scottish
Borders - 23/00492/PPP and 23/00048/RREF

CAUTION: External Email

Good afternoon Fiona,

We refer to the above and the further representation to the Notice of Review circulated on 4th December.

The applicant notes the comments raised and would comment as follows:

* Access - the applicant confirms that, a) the access is in the ownership of the applicant with the neighbouring property having only a right of access , and, b) the access previously served a car park (currently unused) which generated significantly more traffic movements than the proposed single dwelling. There was no objection from the Council's Roads Officer. A planning condition can address boundary treatments as noted in the Case Officer's Report of Handling.

* Landscape impact - as set out in the Notice of Review supporting statement, the site does not sit within a designation listed in the Inventory of Gardens and Designed Landscapes as per Local Development Plan policy mapping. Impact on the local Dingleton Designed Landscape is considered minimal given both the extent of redevelopment of former hospital grounds and the retention of tree cover with particular respect to views from the public road. It is also noted that the Local Review Body supported the site as a suitable infill opportunity when considering the 2 house application in August 2022. The applicant has directly addressed comments raised at the latter meeting by reducing the proposal from 2 houses to 1 house.

* Design - the application is for planning permission in principle so the detailed design of the house will be a matter for approval of matters specified in conditions. There is no reason to suggest that a suitable design to address the site context cannot be provided.

Regards,

Aitken Turnbull Architects

David Howel MA MSc MRTPI
Planning Consultant

Aitken Turnbull Architects
5 Castle Terrace, Edinburgh, EH1 2DP
w: <https://www.aitken-turnbull.co.uk/>
e: dhowel@aitken-turnbull.co.uk
t: 0131 297 2350 or 07817-295619

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