


Mr Graeme Forsyth
per Andrew Walker
2 Beach Avenue
Eyemouth
Scottish Borders
TD14 5AB

Please ask for: Paul Duncan
 01835 825558
Our Ref: 21/01982/FUL
Your Ref:
E-Mail: paul.duncan@scotborders.gov.uk
Date: 9th March 2022

Dear Sir/Madam

**PLANNING APPLICATION AT The Blue House Near Swansfield Farm Reston Eyemouth
Scottish Borders TD14 5LN**

PROPOSED DEVELOPMENT: Change of use from agricultural store, alterations and
extension to form dwellinghouse with garage

APPLICANT: Mr Graeme Forsyth

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at
<https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

Yours faithfully

John Hayward

Planning & Development Standards Manager

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 21/01982/FUL

To : Mr Graeme Forsyth per Andrew Walker 2 Beach Avenue Eyemouth Scottish Borders TD14 5AB

With reference to your application validated on **24th December 2021** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Change of use from agricultural store, alterations and extension to form dwellinghouse with garage

at : The Blue House Near Swansfield Farm Reston Eyemouth Scottish Borders TD14 5LN

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**.

**Dated 4th March 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 21/01982/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
	Location Plan	Refused
21-028-001	Proposed Plans	Refused
21-028-002	Proposed Plans	Refused
21-028-003	Proposed Elevations	Refused
21-028-004	Proposed Elevations	Refused
21-028-005	Proposed Site Plan	Refused
21-028-006	Proposed Elevations	Refused
21-028-007	Existing Elevations	Refused

REASON FOR REFUSAL

- 1 The proposed dwellinghouse would be contrary to Policy HD2 (C - Conversions) of the Local Development Plan 2016 in that the proposed conversion and extension would not be in keeping with the scale and character of the existing building. The development would have the appearance of a new building dwellinghouse in the open countryside linked to a more subservient outbuilding which is proposed for ancillary use. The development would therefore contribute to the sense of sporadic residential development in the countryside, to the detriment of the character of the site and surrounding area. Other material considerations have been accounted for but these do not outweigh the harm that would result from the development.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice.

The notice of review must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells. TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).