

Mr Graeme Forsyth
per Yeoman (Berwick) Ltd
Suite 6
5 Kings Mount
Ramparts Business Park
Berwick Upon Tweed

Please ask for: Paul Duncan
01835 825558
Our Ref: 23/00262/FUL
Your Ref:
E-Mail: paul.duncan@scotborders.gov.
uk
Date: 24th August 2023

Dear Sir/Madam

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

PROPOSED DEVELOPMENT: Change of use of derelict agricultural building and
extension to form dwellinghouse and erection of 17.8m high wind turbine (tip height)

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 : 23/00262/FUL

**To : Mr Graeme Forsyth per Yeoman (Berwick) Ltd Suite 6 5 Kings Mount Ramparts Business Park
Berwick Upon Tweed TD15 1TQ**

With reference to your application validated on **21st February 2023** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Change of use of derelict agricultural building and extension to form dwellinghouse and erection of 17.8m high wind turbine (tip height)

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 21st August 2023
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 23/00262/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
A101	Location Plan	Refused
A102	Existing Site Plan	Refused
A104	Existing Site Plan	Refused
A103	Proposed Site Plan	Refused
A105	Proposed Site Plan	Refused
A106	Existing Elevations	Refused
A107	Proposed Elevations	Refused
KINGSPAN 6KW PLANNING SUPPORT DOCUMENT	Other	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 new extension would dominate the more subservient conversion of the existing building in height and footprint resulting in the appearance of a new build dwellinghouse in the open countryside extending off a more subservient old stone outbuilding. The development would contribute to the sense of sporadic residential development in the countryside, to the detriment of the character of the existing building, and the surrounding area. Other material considerations have been accounted for but they 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. To seek a review of the decision, please complete a [request for local review](#) form and return it to the Clerk of the Local Review Body, Democratic Services, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

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).