

Mr Keith Robertson
per Stuart Davidson Architecture
Design Studio
32 High Street
Selkirk
Scottish Borders
TD7 4DD

**Please ask
for:**


Julie Hayward
01835 825585

Our Ref:

23/01014/FUL

Your Ref:

E-Mail:

jhayward2@scotborders.gov.uk

Date:

20th September 2023

Dear Sir/Madam

PLANNING APPLICATION AT Garden Ground Of Glenbield Redpath Earlston Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse

APPLICANT: Mr Keith Robertson

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 : 23/01014/FUL

**To : Mr Keith Robertson per Stuart Davidson Architecture Design Studio 32 High
Street Selkirk Scottish Borders TD7 4DD**

With reference to your application validated on **6th July 2023** for planning permission under the
Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of dwellinghouse

at : Garden Ground Of Glenbiel Redpath Earlston Scottish Borders

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

**Dated 19th September 2023
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 23/01014/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
P818-PL-LOC2	Location Plan	Refused
P818-PL-005 B	Proposed Plans	Refused

REASON FOR REFUSAL

It is considered that, due to the size of the site and its narrow nature, the proposal would constitute overdevelopment that does not respect the character of the area or existing pattern of development in Redpath. In addition, the orientation, layout and density of the proposal would be out of keeping with the established character and pattern of the street scene.

The proposed dwellinghouse is poorly designed and is not the high quality of design and materials required by policies 7 and 14 of National Planning Framework 4 and policies PMD2 and EP9 of the Local Development Plan 2016 and the Supplementary Planning Guidance Placemaking and Design 2010. The proposal would be detrimental to the surrounding area, adversely affecting the character and appearance of the Conservation Area.

The development proposed would not comply with policies PMD2 and IS7 with regards access safety and parking as the layout and car parking proposed would not operate adequately due to the constrained nature of the layout and site.

SCHEDULE OF CONDITIONS

- 1 The proposed development would fail to comply with Policy 14 of National Planning Framework 4 and Policies PMD2 and PMD5 of Scottish Borders Local Development Plan 2016 and the Council's Supplementary Planning Guidance Placemaking and Design 2010 in that, due to the small size of the site and its narrow nature, the proposal would constitute overdevelopment that would not respect the character of the area or existing pattern of development in Redpath.
- 2 The proposed development would fail to comply with Policies 7 and 14 of National Planning Framework 4 and Policies PMD2, PMD5 and EP9 of the Local Development Plan 2016 and the Council's Supplementary Planning Guidance Placemaking and Design 2010 in that the orientation, layout and density of the proposal would be out of keeping with the established character and pattern of the street scene resulting in adverse impacts on the character and appearance of the Conservation Area.
- 3 The proposed development would fail to comply with Policies 7 and 14 of National Planning Framework 4 and Policies PMD2, PMD5 and EP9 of Scottish Borders Local Development Plan 2016 and the Council's Supplementary Planning Guidance Placemaking and Design 2010 in that the proposed dwellinghouse is poorly designed, detrimental to the surrounding area, adversely affecting the character and appearance of the Conservation Area.
- 4 The proposed development would not comply with Policies PMD2 and IS7 of the Scottish Borders Local Development Plan 2016 in that the layout and car parking proposed would not operate adequately due to the constrained nature of the layout and site resulting in vehicular access and parking to the detriment of road safety.

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).