

Comments for Planning Application 23/00844/FUL

Application Summary

Application Number: 23/00844/FUL

Address: Land South Of 1 Old Edinburgh Road Eddleston Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Ranald Dods

Customer Details

Name: Mr Colin MacDonald

Address: 1 Old Edinburgh Road, Eddleston, Peebles, Scottish Borders EH45 8QB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Inadequate Boundary/Fencing
- Inadequate screening
- No sufficient parking space

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The North side of the proposed new house is shown to be hard to the boundary with the garden old No 1 Old Edinburgh Road. Should it not be a sufficient distance distance from the boundary to allow construction and maintenance from within the site? Additionally, there is a live water main runs up the edge of the boundary in the garden of No1. A local resident who previously worked for Scottish water has previously cautioned me about the fragility of said water pipe.

The plan shows Gabion baskets set to 12mm. If my interpretation is correct, the intention would be to lower the finished ground level to the rear of the site. If so, 1. how would this effect the main sewer pipe that runs across that area of the site? 2. There is no detail of how the soil would be held back on the North side of the site? Additionally, would this impact the frost protection of the live water main running near?

The application mentions the provision of 2 parking spaces within the site but as the drawing illustrates, it would be tight to park one car.

The drawings do not show any details of planting and or any other measures to be employed to minimise the visual impact and privacy loss to No 1 Old Edinburgh road

It was my understanding that in previous planning applications the council had made it a condition that the front of the house had to in line with the front of No1 Old Edinburgh road