

Mr Matthew Parker & Miss Lindsay Sayer
per Stuart Davidson Architecture
Design Studio
32 High Street
Selkirk
Scottish Borders
TD7 4DD

**Please ask
for:**


Alla Hassan
01835 824000 Ext 5931

Our Ref:

23/01135/FUL

Your Ref:

E-Mail:

alla.hassan@scotborders.gov.uk

Date:

31st October 2023

Dear Sir/Madam

PLANNING APPLICATION AT 8 St Dunstan Lilliesleaf Melrose Scottish Borders TD6 9FG

PROPOSED DEVELOPMENT: Formation of dormer window in lieu of previously approved rooflight (retrospective)

APPLICANT: Mr Matthew Parker & Miss Lindsay Sayer

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 : 23/01135/FUL

**To : Mr Matthew Parker And Miss Lindsay Sayer per Stuart Davidson Architecture
Design Studio 32 High Street Selkirk Scottish Borders TD7 4DD**

With reference to your application validated on **30th August 2023** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Formation of dormer window in lieu of previously approved rooflight
(retrospective)**

at : 8 St Dunstan Lilliesleaf Melrose Scottish Borders TD6 9FG

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

**Dated 27th October 2023
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 23/01135/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
P714-PL-L02	Location Plan	Refused
P714-PL-018	Proposed Plans & Elevations	Refused

REASON FOR REFUSAL

The proposed development would permit an unacceptable degree of overlooking of neighbouring garden ground to the detriment of the privacy of the neighbouring property and would, therefore, be contrary to Policy 16 of National Planning Framework 4 and Policy HD3 of the Local Development Plan 2016

SCHEDULE OF CONDITIONS

- 1 The proposed development would permit an unacceptable degree of overlooking of neighbouring garden ground to the detriment of the privacy of the neighbouring property and would, therefore, be contrary to Policy 16 of National Planning Framework 4 and Policy HD3 of the Local Development Plan 2016

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).