

Mr Peter & Catherine Grimley
per Camerons Strachan Yuill Architects
98 High Street
Dalkeith
Edinburgh
EH22 1HZ

**Please ask
for:**

Our Ref:

Your Ref:

E-Mail:

Date:

Euan Calvert
01835 826513

23/01165/PPP

ecalvert@scotborders.gov.uk

5th January 2024

Dear Sir/Madam

PLANNING APPLICATION AT Land East of Morebattle Mains Cottages Morebattle Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse

APPLICANT: Mr Peter & Catherine Grimley

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 : 23/01165/PPP

**To : Mr Peter & Catherine Grimley per Camerons Strachan Yuill Architects 98 High Street Dalkeith
Edinburgh EH22 1HZ**

With reference to your application validated on **9th August 2023** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of dwellinghouse

at : Land East of Morebattle Mains Cottages Morebattle Scottish Borders

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

**Dated 4th January 2024
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 23/01165/PPP

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
P04	Proposed Plans	Refused
LOCATION PLAN	Location Plan	Refused
SITE PLAN	Proposed Site Plan	Refused

REASON FOR REFUSAL

- 1 The proposals are contrary to National Planning Framework 4 policy 17, policy HD2 of the Local Development Plan 2016 and the Supplementary Planning Guidance New Housing in the Borders Countryside (2008) in that the proposed development would be sited within a previously undeveloped field, beyond the natural and man-made boundaries of Morebattle Mains building group, outwith the sense of place of the building group and out of keeping with the character of the building group, resulting in an unacceptable adverse impact on the landscape and amenity of the surrounding area.

Accordingly, the proposed development would represent a sporadic and unjustified form of development in the countryside, which would set an undesirable precedent for similar unjustified proposals.

In addition, the proposals would be contrary to policy PMD2 of the Local Development Plan 2016 in that the proposed development would result in significantly adverse impacts upon existing landscape character and rural visual amenity.

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).

Visit <http://eplanning.scotborders.gov.uk/online-applications/>