

Euan Calvert  
Planning, Housing and Related Services  
Scottish Borders Council  
Council Headquarters  
Newton St Boswells  
MELROSE  
TD6 0SA

02.11.2023

Dear Euan,

**23/01165/PPP**

Following your initial feedback on the above application and discussions with Gavin Yuill of CSY Architects we have revised the proposals to reflect your comments.

Road access

*a dc3 layby, visibility 2.4m x 160m, parking and turning 2x*

These have been added to the plans and are included on drawing 1204. 2no parking bays are shown between hedges and noted as 'drive and parking' on plan 1203. These measures demonstrate adequate access and turning to ensure road safety is maintained.

Policy HD2/PMD2

*'It is accepted that there is a building group at this location comprising more than three houses, however, it is considered that the chosen planning application site is not well related therefore would not respect or reflect the character and amenity of this group. The proposed site is dependent on breaking into an undeveloped field and is therefore beyond the definable natural boundaries/ sense of place.'*

We have considered the loss of agricultural land. The land south-east of the cottages and parking area will not form part of the proposed development and will be allocated as agricultural land to compensate for the loss elsewhere. This means there is no loss in area of agricultural land albeit redistributed. This can be seen on the revised proposed site plan 100163-CSY-00-ZZ-D-A-1203. It also prevents building in this area to avoid amenity/privacy concerns. Furthermore, this retains an access from the parking to the field.

Furthermore, the plot boundary recognises the edge of the building group formed by the existing stone wall of the walled garden on the street and does not extend beyond this line.

people & places

The new building and hedge boundary treatment would reinforce the edge of the development.

In addition to the above, the relationship with Morebattle merits support as it provides local amenities that reduce the users carbon footprint and promotes local living and the 20 minute neighbourhood in line with Policy 15. The housing offering contributes to the nearby land allocated for housing in the local development which remains undeveloped.

*'The indicative choice of layout would contrast with the pattern of development and I have concerns that the area of garden extending along the rear of the neighbouring cottages/ parking court would potentially introduce residential amenity/ privacy concerns and would appear as backland development contrary to the established pattern of development in the surroundings. The proposed site is not therefore considered to be in compliance with PMD2 or Placemaking and design, 2010 in terms of; layout and siting. The proposals do not presently comply with criteria H and K of Policy PMD2.'*

The position of the building is proposed to align with the detached dwellings within the building group. The garden to the rear and parking to the street front also reflect the pattern of individual dwellings in the group. The building position and form help to retain and reinforce the character of back gardens along the rear of the cottages which benefit from southern and western sun. The re-allocation of agricultural land to the south-east of the parking and displacement of the building location with the cottages avoids any backland development negating privacy or amenity concerns and retains views south from the cottages as well as access from the parking.

#### Policy NPF4 Policy 17

*'The proposed site could not be supported under Policy HD. I have considered the Planning Statement. It is not considered that there is any planning requirement to square off or formalise the boundary of the Building Group (para.5.2). It is not considered that the proposed site is in compliance with NPF4 Policy 17 in that the scale and site is not in keeping with the character of the area. As this is a PPP application no consideration has been given to the acceptability of design shown in the indicative elevations or plan.'*

The building is suitably scaled, sited and designed to be in keeping with the character of the area. The form, scale and massing reflect those of the cottages, its closest neighbour, with a low ridge level and dual pitched roof responding to the height of the cottages. The main section of the building is of a similar length and depth to the existing cottages. The building is 1 storey rising to 1.5 storeys, rising to the northeast to avoid dominating or over-shadowing the cottages. Its scale and positioning enhance and complement the building group.



Squaring off the plot allows the building to remain in line with the other single dwellings within the building group, thus avoiding backland development. The position of the house is situated to avoid privacy concerns for the cottages and creates the continuation of back gardens, retaining and reinforcing the existing character and sense of place.

Additionally policies relating to the property are as follows:

- Policy 14  
The proposal is in line with the six principles of Policy 14 – **Healthy, Pleasant, Connected, Distinctive, Sustainable, and Adaptable.**
- Policy 15  
The proposal contributes towards the *Local Living 20 minute neighbourhood* of Morebattle.
- Policy 16  
The proposal provides a community benefit to Morebattle in that it will deliver a new build home that currently isn't being provided by other allocated sites (AMORE001 and RM06B) in the local development plan. The proposal can be delivered to an agreed build out programme, consistent with the spatial strategy and provides housing that will provide a *Local Living 20 minute neighbourhood* and is consistent with Rural Housing policy.
- Policy 17  
The proposal is suitably scaled, sited and designed to be in keeping with the character of the area.
- Policy 27  
The proposal will provide a *Local Living 20 minute neighbourhood* in relation to the town centre of Morebattle, and will enhance and improve the vitality and viability of the town in terms of footfall.
- Policy 29  
The proposal contributes to the viability, sustainability and diversity of rural community and local rural economy of Morebattle. The home can provide a home base working environment that can be supported by local amenities.

The following drawings have been updated/added and are enclosed:

10163-CSY-00-ZZ-D-A-1202, P04

10163-CSY-00-ZZ-D-A-1203, P03

10163-CSY-00-ZZ-D-A-1204, P02

**Kind regards,**



Kirsten Buchanan, On behalf of CSY Architects

