

REPORT OF HANDLING

Ref No:	15/00648/APP	Officer:	Maurice Booth
Proposal Description/ Address	Demolish buildings and replace with new house and associated ancillary buildings at 7 Duff Street Hopeman Elgin Moray		
Date:	22.06.2015	Typist Initials:	LMC

RECOMMENDATION

Approve, without or with condition(s) listed below	N
Refuse, subject to reason(s) listed below	Y
Legal Agreement required e.g. S,75	N
Notification to Scottish Ministers/Historic Scotland	N
Hearing requirements	Departure N
	Pre-determination N

CONSULTATIONS

Consultee	Date Returned	Summary of Response
Environmental Health Manager	14/05/15	No objection
Contaminated Land	05/05/15	No objection
Transportation Manager	15/05/15	No objection
Scottish Water	03/05/15	No objection

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
T2: Provision of Road Access	N	
T5: Parking Standards	N	
IMP1: Development Requirements	Y	
H4: Housing Plot Sub Division	Y	
H3: New Housing in Built Up Areas	Y	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	

REPRESENTATIONS

Representations Received	YES	
Total number of representations received: ONE		
Names/Addresses of parties submitting representations		
Name and address details of parties submitting representations withheld in accordance with the Data Protection Act.		

Summary and Assessment of main issues raised by representations

Issue:

Concern over legal issues in respect of works that would be involved to the gable of the neighbours property to the east.

Comments (PO):

There would be significant works in this respect but this would be a private matter between the responsible parties concerned.

OBSERVATIONS – ASSESSMENT OF PROPOSAL

History

The previous application on the site for extensions (14/02420/APP) was withdrawn following officer concerns being indicated to the applicant that the existing house is a traditional 1 ½ storey house with modest proportions and that the proposed extension would have a higher wall head height and ridge height than the rest of the house and that this was not acceptable. Also that it was out of keeping with the form and scale of the existing building and would completely dominate the house and that there were also concerns that there is a potential privacy and overlooking in relation to the house to the west.

The extension proposed was of a similar form as the current new house proposal with the main difference being that that extension was effectively superimposed on the eastern two thirds of the existing house, whereas the current application is a complete replacement the full width of existing house.

There is also a large shed and a large separate garage proposed in the front garden area.

The Site

The proposal site comprises a modest single storey cottage joined to a similar cottage to the east. There is a very long, sunken front garden area fronting Duff Street and a small garden area on the northern side at the top of a steep embankment with extensive views across the caravan park and Moray Firth.

Visual and Residential Amenity Impact (IMP1, H4, H3)

To the west of the site there is a similar scaled house as that existing on the proposal site which is set slightly back from the boundary with a blank gable and a long single storey extension projecting forwards on the south (Duff Street) frontage. That extension has a window facing across the proposal site.

To the east there is the adjoined cottage which has a patio area defined by an extension on the south frontage. That extension has a door facing the proposal site and there is a south facing window in the main part of the cottage towards the patio area.

The replacement house proposed would be the full width of the existing house and would have a two storey extension projecting to the rear (north) and a single storey extension with full height gable glazing to the south. The eaves height of the new house would be 4.0 m, comparing with 2.2m for the existing (and adjoined) cottage. The new ridge height would be 7.5m compared with 5.0m for the existing (and adjoined) cottage. This would result in the eaves height being 1.8m higher, and the overall ridge height being 2.5m higher than the existing cottages.

The new house would have full height feature glazing to the front and rear projecting gables and

there would also be large dormer window on both these front and rear elevations.

The north projecting gable extension would also have large patio windows and a large first floor wall head/roof light window facing west towards the neighbouring property at a distance of 3.5m.

In the eastern elevation there would be just one window which would be to the family room section of the very large lounge proposed. This window would be close against what is currently the dividing wall with the currently adjoined cottage to the east.

Although the site - along with neighbouring sites along Duff Street - have very long front gardens, the building form itself is very compact and constrained due to the narrowness of the sites.

It is considered that the scale of the proposed house is massively in excess of the neighbouring houses and as such would intrusively dominate the existing modest cottages. The large modern dormers and full height gable glazing are also unsympathetic features. Also, the scale, relationship and outlook of windows (specifically those facing west) would be likely to have an intrusive impact on neighbouring properties and the blank side wall of the front gable projection would have a detrimentally enclosing effect on the small patio area of the neighbouring property to the east.

On the basis of these concerns it is considered that the proposals should be refused.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

There are no other material considerations that would alter this assessment.

HISTORY

Reference No.	Description			
14/02420/APP	Extend dwellinghouse and erect ancillary buildings at 7 Duff Street Hopeman Elgin Moray IV30 5RZ			
	Decision	Withdrawn	Date Of Decision	05/02/15
02/00550/FUL	Erect a telescopic tilt over mast for amateur radio at 7 Duff Street Hopeman Elgin Moray IV30 5RZ			
	Decision	Permitted	Date Of Decision	23/04/02

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	Departure from development plan	28/05/15	
PINS	Departure from development plan	28/05/15	

DEVELOPER CONTRIBUTIONS (PGU)

Status	N/A
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DOCUMENTS, ASSESSMENTS etc. *

** Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc*

Supporting information submitted with application?

NO

Summary of main issues raised in each statement/assessment/report

Document Name:

Main Issues:

S.75 AGREEMENT

Application subject to S.75 Agreement

NO

Summary of terms of agreement:

Location where terms or summary of terms can be inspected:

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)

Section 30

Relating to EIA

NO

Section 31

Requiring planning authority to provide information and restrict grant of planning permission

NO

Section 32

Requiring planning authority to consider the imposition of planning conditions

NO

Summary of Direction(s)