



Mr Darren Westmacott
Legal and Domestic Services,
The Moray Council
Council Offices
High Street
Elgin,
IV30 1BX

2 September 2016

Your Reference: DW/LR166
Planning Application: 16/00492/APP

Dear Mr Westmacott

Having reviewed the 'Local Review Body Statement of Case to Support the Planning Application to erect an extension at 10 Church Place, Findhorn' I can confirm that we still wish to object to this planning application and have a number of points to raise in response to the document.

Section

- 2.2 We do not support their suggestion that this is a relatively small extension. A quick calculation using dimensions obtained from the ground floor plan show the extension to have a floor area equal to approximately 36% of the original property and is therefore in our view a significant forward extension of the property.
- 3.2 The Scottish Government web page on Guidance on Householder Permitted Development Rights dated 24 June 2016 still links to circular 1/2012 so I assume this document remains the current and best guidance available to the public and therefore the restrictions on building forward of a wall forming the principal elevation and length of the extension are still valid.
- 3.4 From consideration of the photographs submitted, and from a rough estimation of the depth, none look to be the same size as the proposed extension to 10 Church Place. Nor is it clear from some photographs how close the extension is to the neighbour's closest window. We would also like again to challenge the suggestion that this a relatively small extension when considered against the size of the properties in Church Place.
- 3.12 They are correct in that the hedge does not currently significantly affect the level of light reaching the living room window but if it gets any higher we would request that it be cut back. Additionally, from the elevations diagram the top of the roof will be significantly higher, if not twice the height of the hedge, in the vicinity of the window.

We remain very concerned that as the extension is on the primary elevation of the row of houses in a small cul-de-sac, is fronting the road to the property and will extend significantly beyond the line of the front wall. We believe this and any precedence it may set will significantly and negatively alter the appearance and aesthetics of Church Place.

Yours sincerely

P Hancock