

16 JAN 2017

The Moray Council
Local Review Body
Legal and Domestic Services
Council Offices
High Street
Elgin

13th January 2017
Ref :

For the Attention of Mr D Westmacott

Dear Sirs

Application Site – 10 Church Street, Findhorn
Reference 16/01599/APP

Further to receipt of your letter dated 9th January 2017 which enclosed a copy of a representation received in relation to our Local Review Body Application, we reply as follows:

- Section 2.2 The extension is 17% of the actual overall floor area of the house and in our opinion is a relatively small extension.
- Section 3.4 Scottish Government Guidance for Householder application is solely for the purpose to aid the planning system on extension on the rear of the property and if you comply with the process then planning is not required.
This document does not therefore restrict extension to either the front nor the side, other than a Full Planning application is required.
- Section 3.5 The extension is specifically to extend our Lounge as this is the only "family " room within the house and require greater space for our Family.
There is no other options.
This extension will not impact the overshadowing that currently is on their property and Section 3.10 and appendix 4 clearly demonstrates with the existing hedge.

"Finally, in terms of the amenity impact on the neighbouring property, the current boundary treatment between the appellant property and neighbouring property is a hedge which extends too over 6 foot (1800mm) in height which will remain as part of this application. The single storey low pitched extension should result in no greater loss of sunlight and/or daylight to the neighbouring property than the current situation which can be reviewed under Appendix 4."
- Section 3.6/3.7 We further state that the main point with the photos provided that they are within similar neighbour hoods and are exactly that of this proposal.
i.e front extension projecting outwards along the adjacent boundary with the adjoining property windows
These are only a flavour, though there are many others extensions to the front that we could have included.
- Section 3.9 No other neighbours have objected to this application
- Section 3.10 Mr Hancock own words state " The current boundary hedge, although high does not currently significantly affect the level of light reaching the living room "

Section 3.10 and Appendix 4 clearly demonstrates that there is no impact and this statement confirms our position

Within the Report of handling (document 02) this states under "DEVELOPMENT PLAN POLICY" that H4: House Alterations and extensions, IMP1 Developer Requirements are both NOT A DEPARTURE. It further notes it notes COMPLIES . On this basis we query the process of this refusal

In concluding, based on all of the above and the earlier enclosed documents, the appellant believes that their proposal represents an acceptable form of development and, as such, respectfully asks that a positive recommendation can be provided.

We hope you find the above in order, though should you require anything, please advise

Yours sincerely
Mr & Mrs R Shand

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