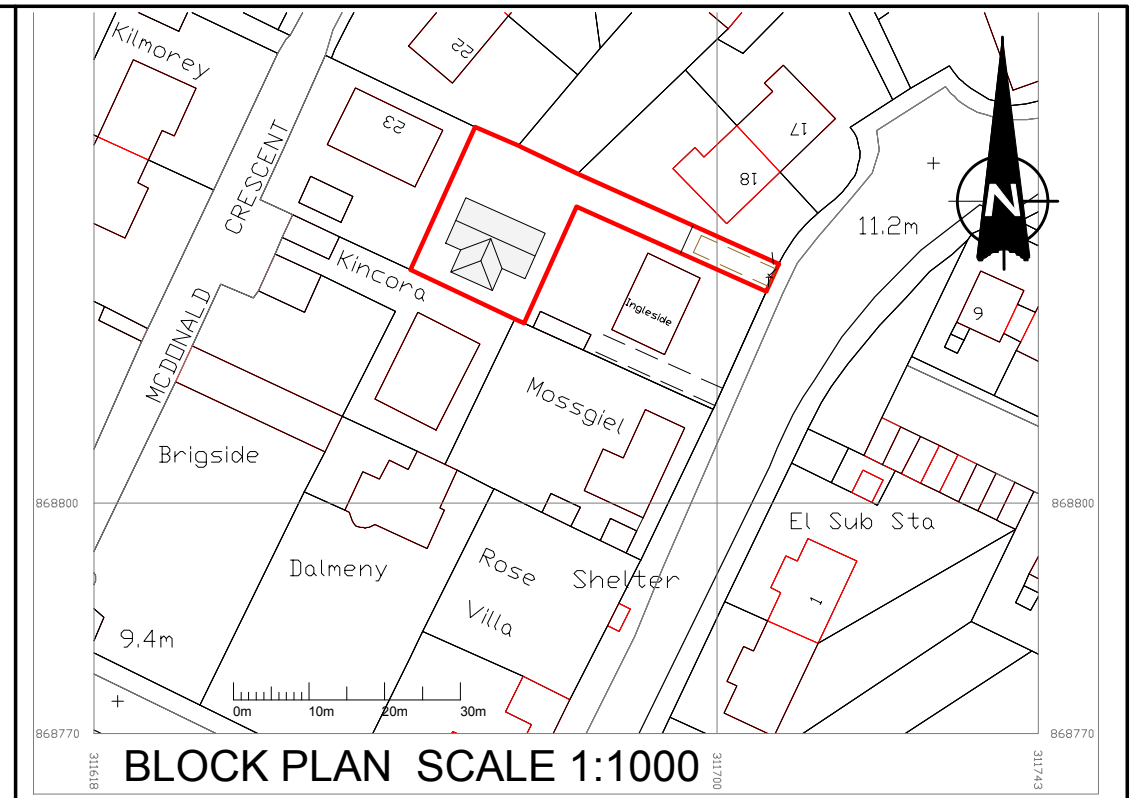


SITE PLAN SCALE 1:250



BLOCK PLAN SCALE 1:1000



LOCATION PLAN SCALE 1:2500

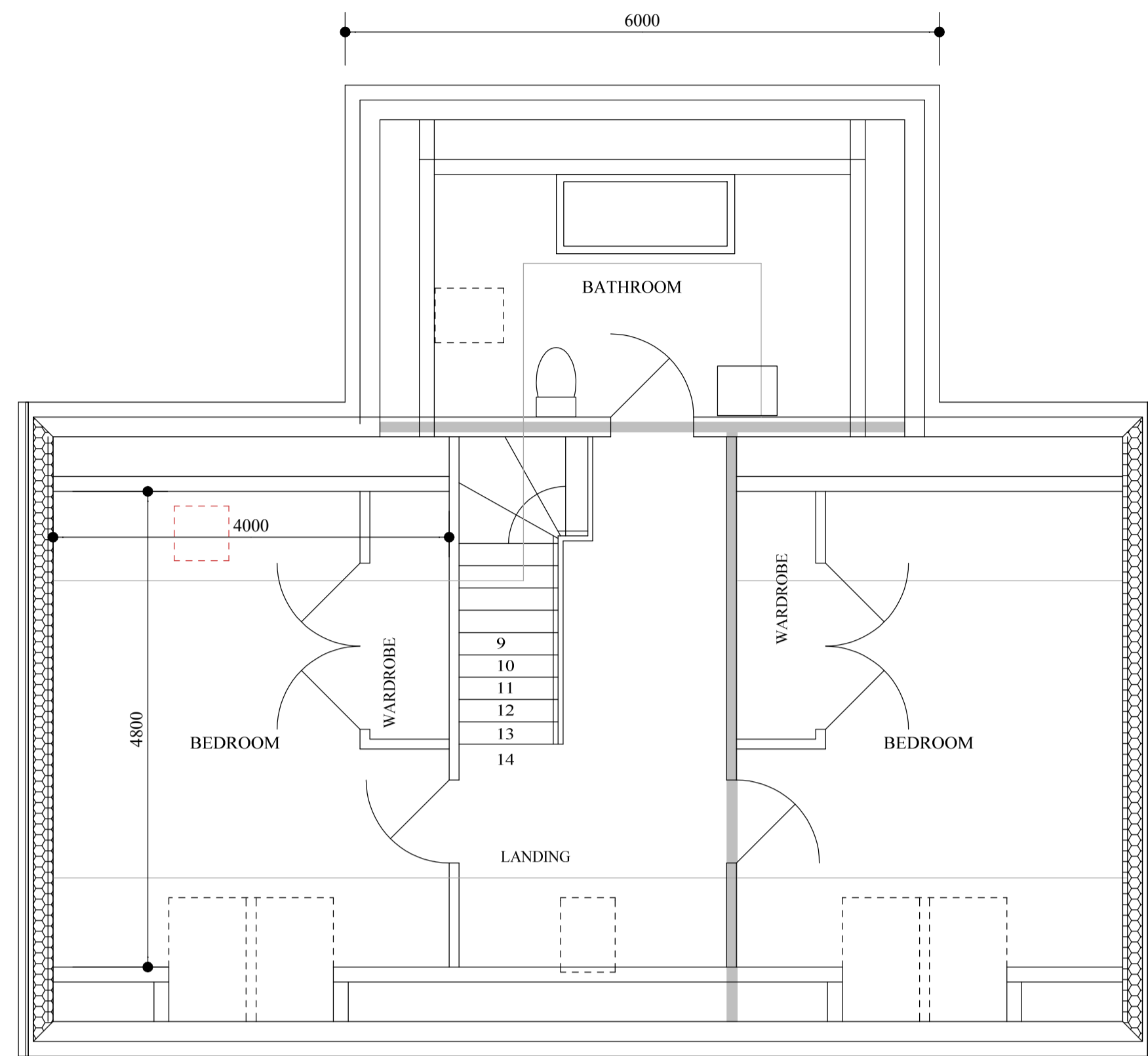
16/3/18 | Drive layout and sections updated, notes and screen planting added | A

REF. NO: MDS 0078-03 | DATE: 14/11/17 | SCALE: AS SHOWN

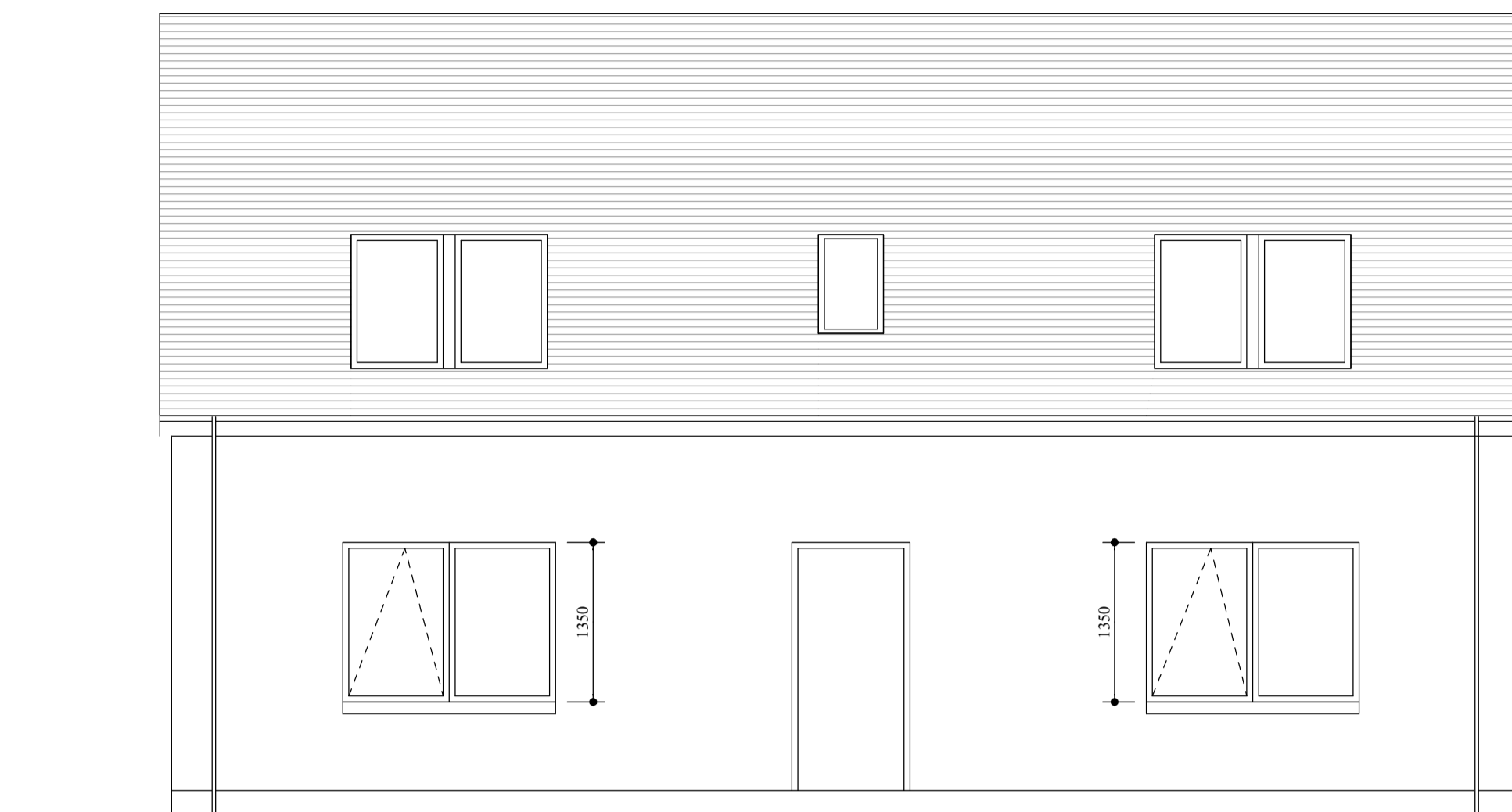
PROPOSED NEW HOUSE ON SITE AT
INGLESIDE, ST AETHANS PLACE, BURGHEAD
FOR MR & MRS J KELBIE

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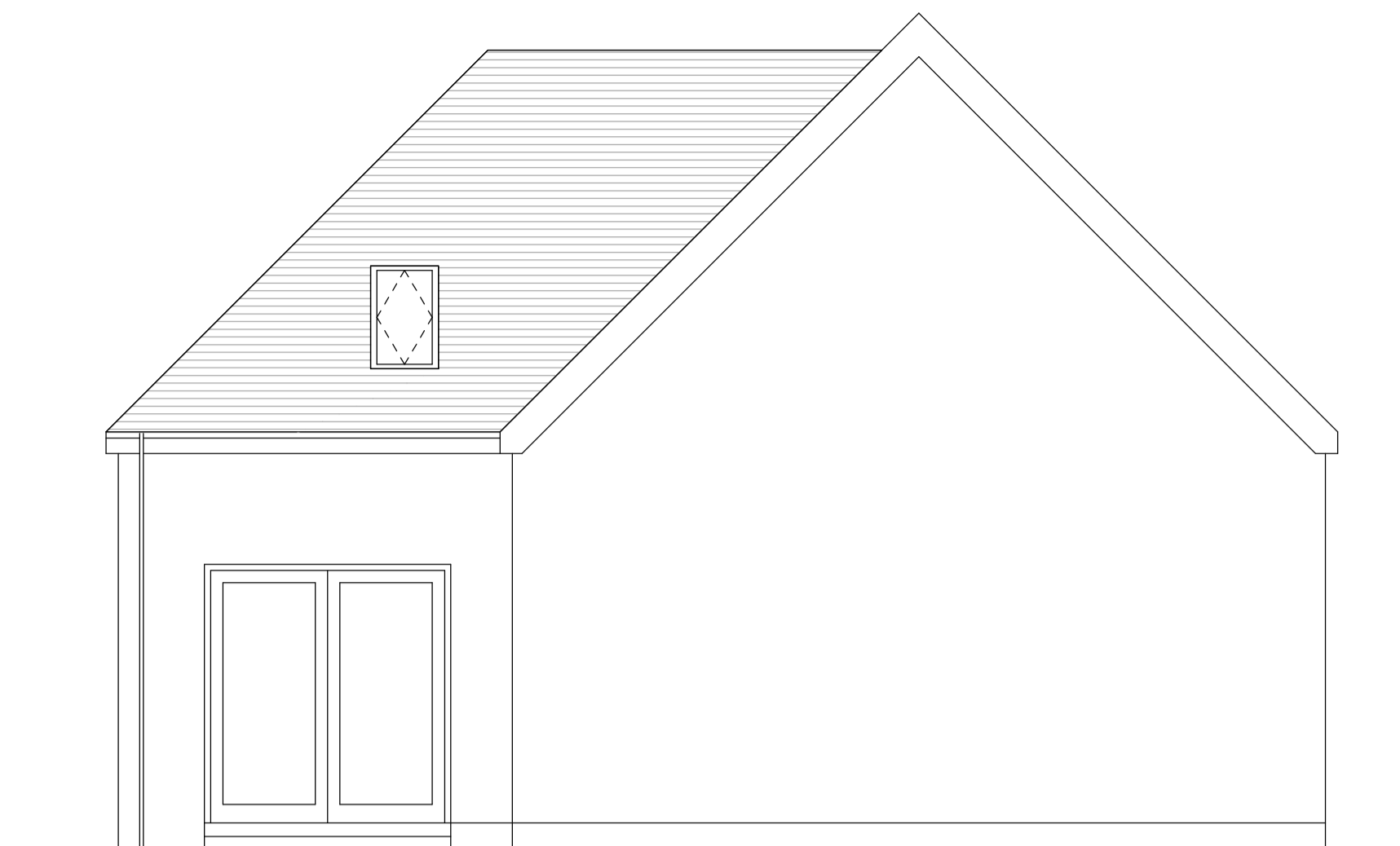
richard@maddersdesign.co.uk



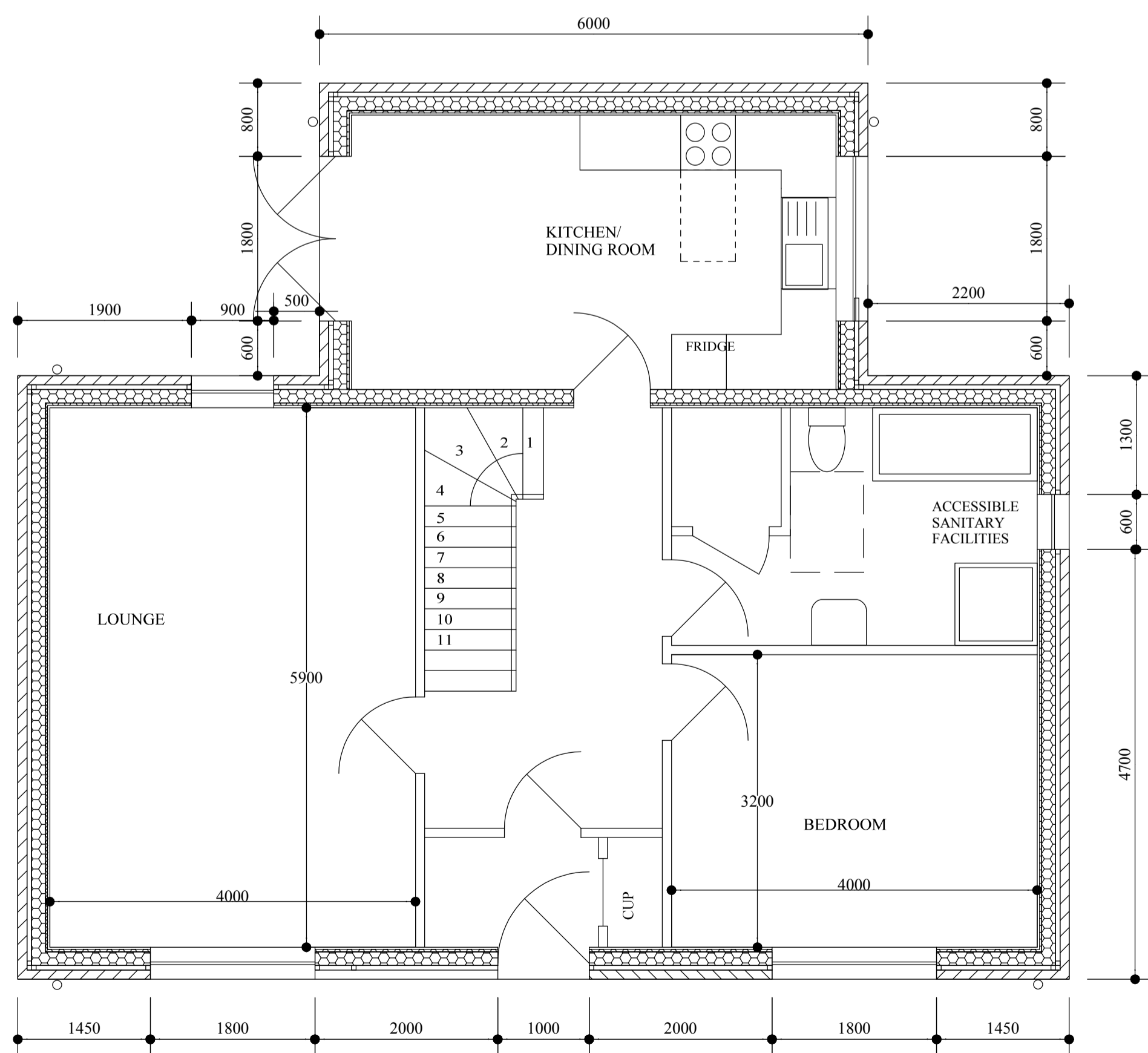
FIRST FLOOR PLAN



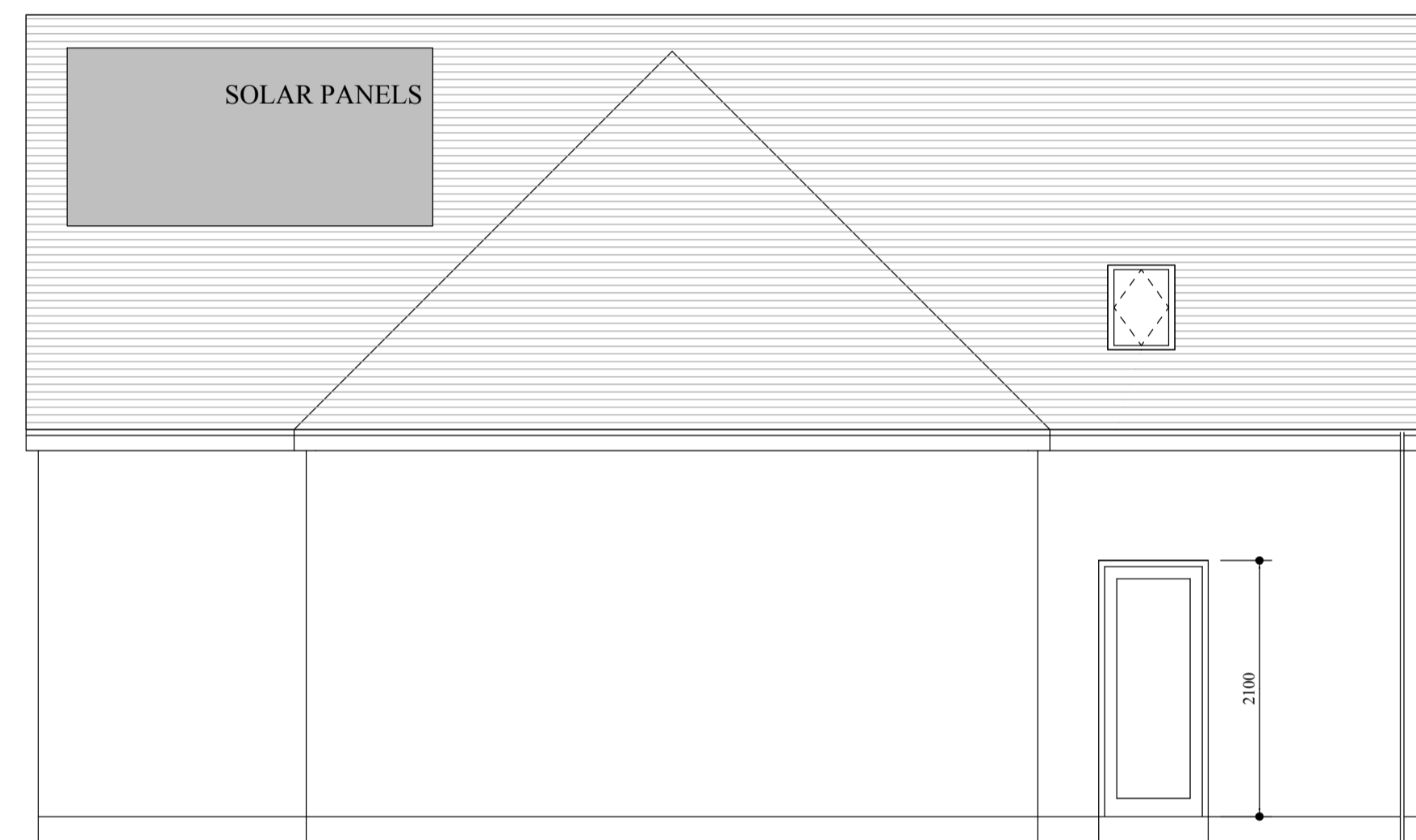
FRONT ELEVATION



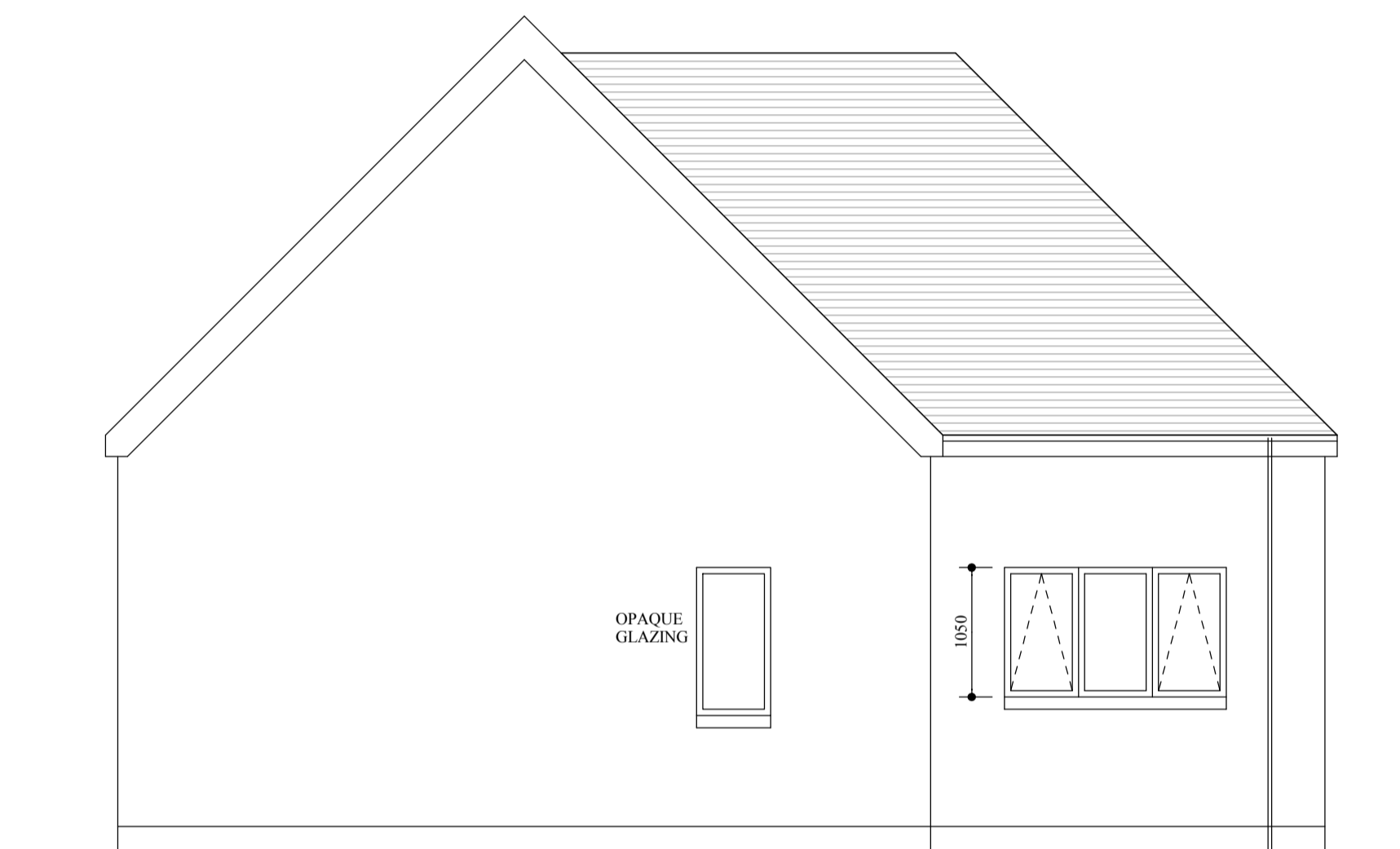
SIDE ELEVATION



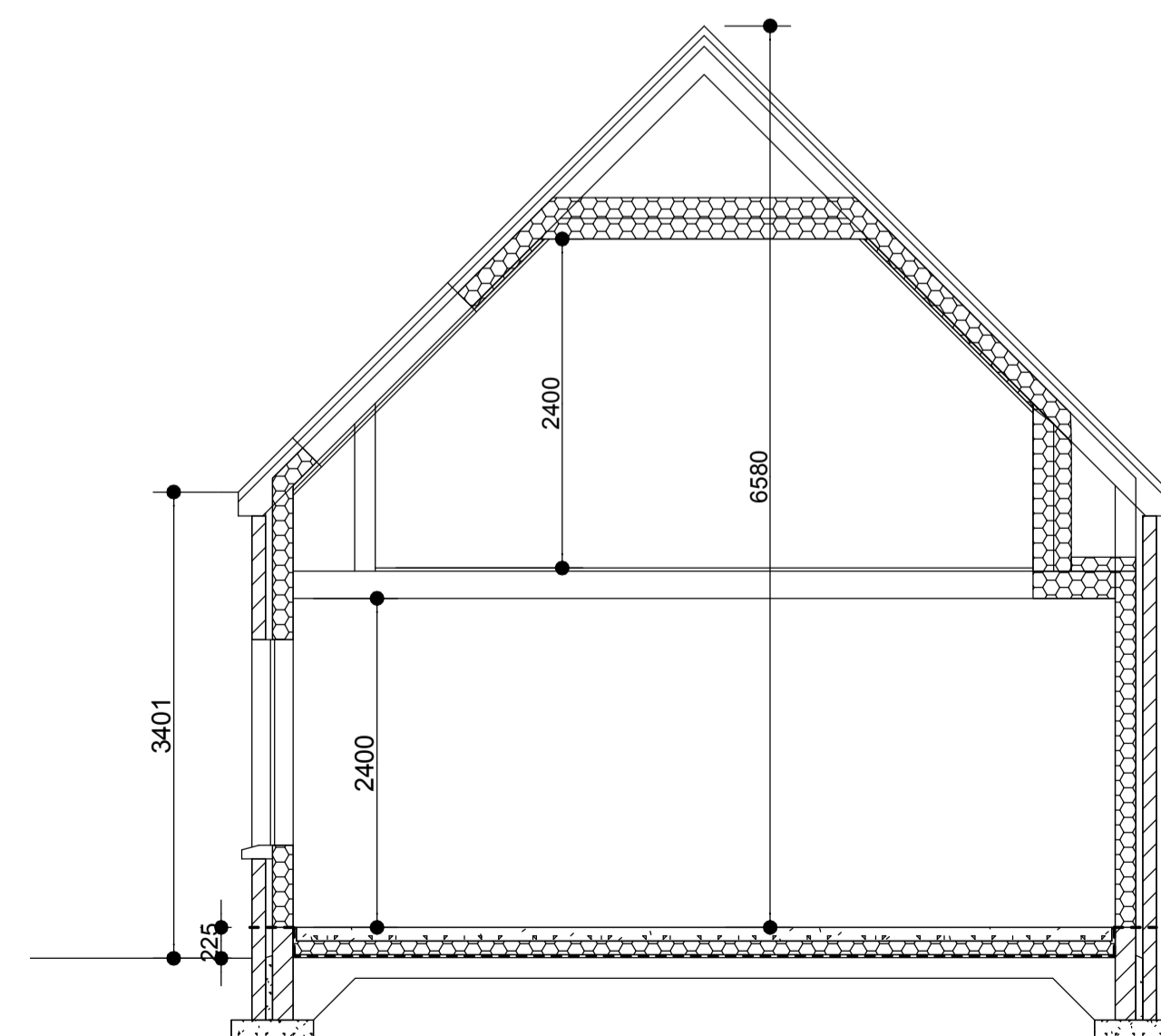
GROUND FLOOR PLAN



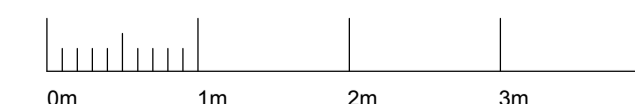
REAR ELEVATION



SIDE ELEVATION



SECTION



SPECIFICATION
 FLOOR - Insulated concrete slab
 WALLS - Timber frame with beige rendered blockwork
 ROOF - Finished with Grey concrete tiles
 WINDOWS AND DOORS - White uPVC

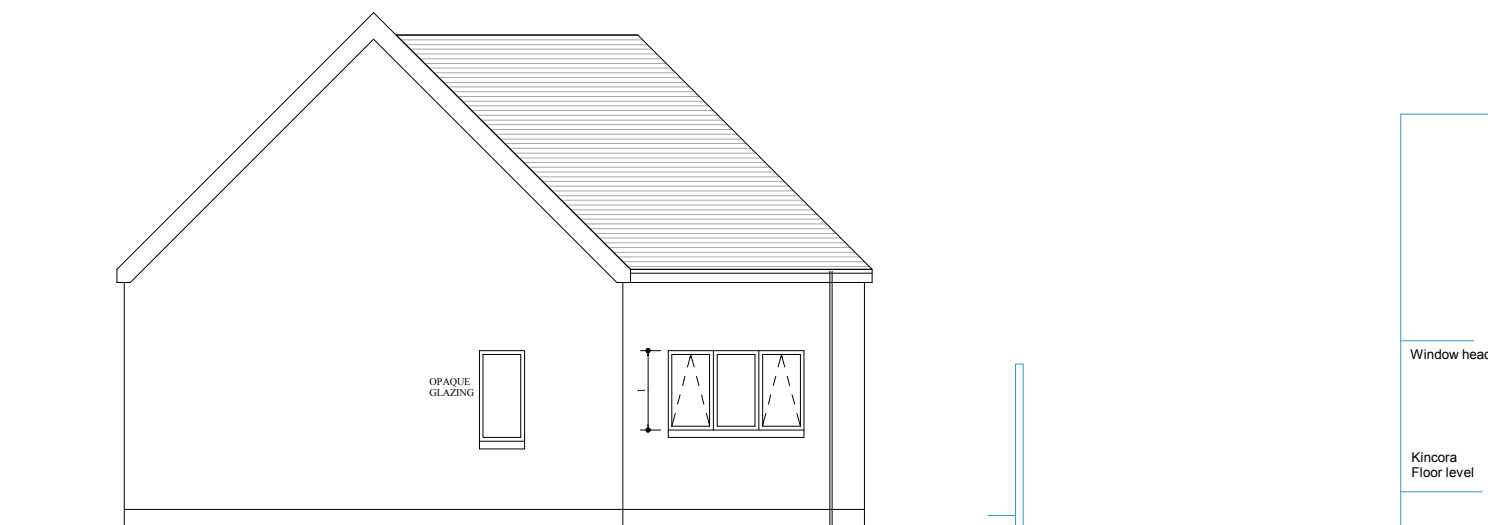
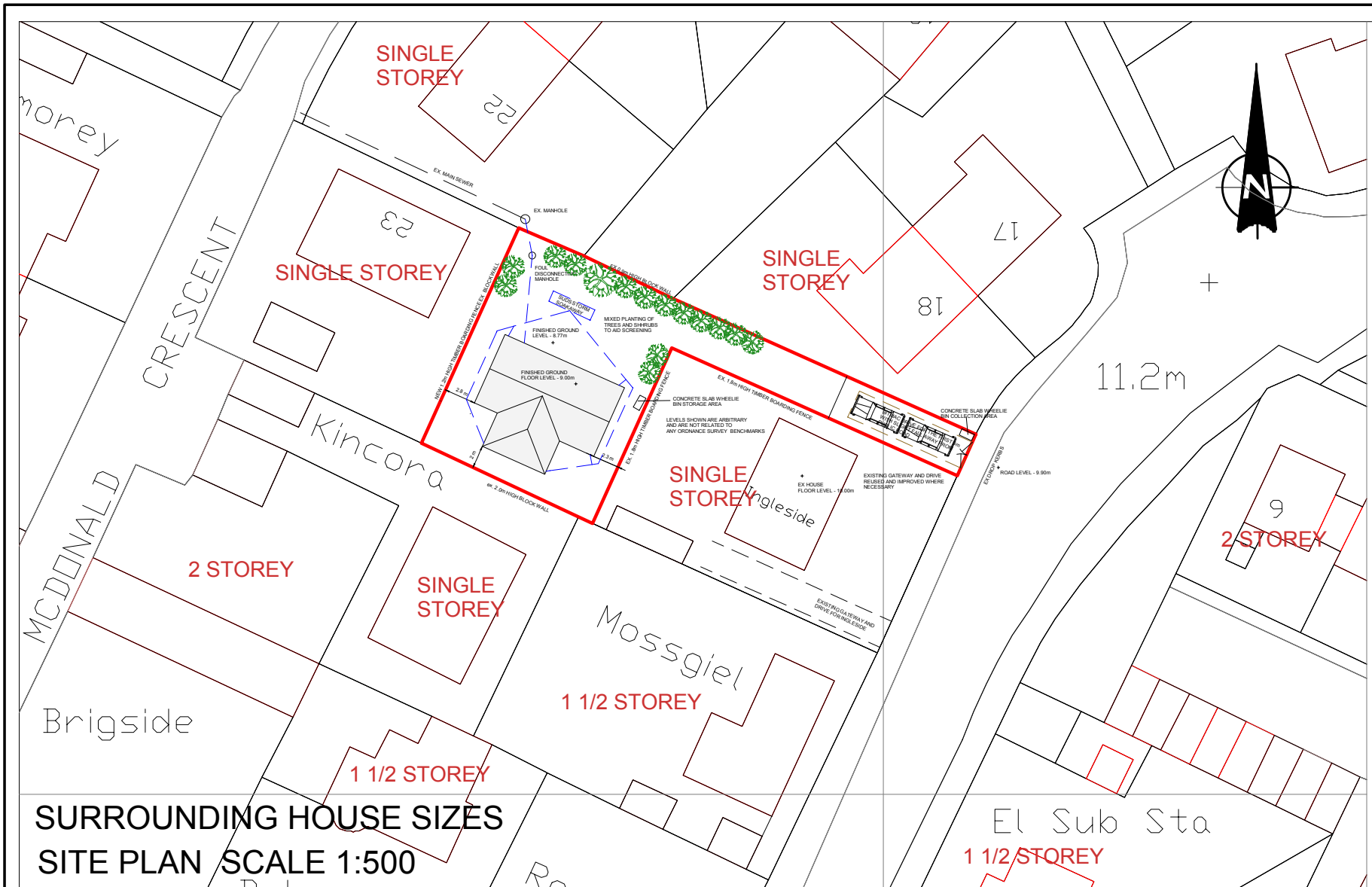
16/3/18	Rear gable changed to hip roof	A
DATE	DESCRIPTION	REV
PROPOSED NEW HOUSE ON SITE AT INGLESIDE, ST AETHANS PLACE, BURGHEAD FOR MR & MRS J KELBIE		
PROPOSED HOUSE PLAN		
REF. NO: MDS 0084-02	DATE: 16/3/18	SCALE: 1:50

madders

DESIGN SERVICES

110 Gaitside Drive
 Aberdeen
 AB10 7BE

Contact: Richard Madders
 Tel: 07739011141
 richard@maddersdesign.co.uk
 www.maddersdesign.co.uk



KINCORA DETAILS SCALE 1:100

CLARIFICATION ON POINTS RAISED:

- a) - The development should not be categorised as tandem backland development as is mentioned in the refusal as the site has its own access separate from the parent property and is not located immediately behind the parent property but over 13m away.
 - b) - The driveway layout has been amended to remove vehicle access from next to the dwelling and provide over 400m² site area excluding the drive.
 - c) - The footprint, height and overall accommodation provision are in keeping with those immediately surrounding which range from 1 to 2 storey in height and having 3 bedrooms. The scale and character of the site are similar to surrounding properties.
 - d) - Currently many of the surrounding rear gardens are not secluded. We propose to plant trees and shrubs along the northern boundary to provide site privacy but also to provide the surrounding neighbours with their own privacy from existing neighbours which is at the moment non-existent. We have provided a hipped roof over the rear kitchen area and removed the kitchen window facing Kincora to reduce the impact the roof may have and remove any loss of privacy not retained by the 2.1m high garden wall.
- Almost all of the surrounding neighbours with gardens adjoining the site are in full support of the application and expressed disappointment at the refusal to build.

CROSS SECTION AND NOTES

16/3/18 | Drive layout and sections updated, notes and screen planting added | A

REF. NO: MDS 0078-03 DATE: 14/11/17 SCALE: AS SHOWN

PROPOSED NEW HOUSE ON SITE AT
 INGLESIDE, ST AETHANS PLACE, BURGHEAD
 FOR MR & MRS J KELBIE

**MADDERS
 DESIGN
 SERVICES**

richard@maddersdesign.co.uk

Maurice Booth
Planning Department
Moray Council
Elgin

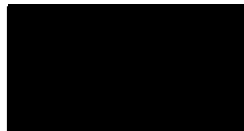
Mr and Mrs J Kelbie
2 Macdonald Crescent
Burghead

The two names and addresses are neighbour to the proposed new build, they have lived next to the previous eye sore for over 15 years they both can confirm that there were 2 drives and garages at Ingleside, one on either side of the house and the drive on the new development went passed the house and half way down the garden.

Sarah Morrison
18 St Aethans Drive
Burghead



Jude Housby
Mossgiel
St Aethans place



18/01/18

Site in Garden ground of Ingleside
St aethans lace
Burghead

For the attention of Maurice Booth or Moray Council Planning Depaertmrnt

The people who have supported this development from the beginning have given their name, address and phone number below , and are the neighbours of the proposed build.

<u>Name</u>	<u>Address</u>	<u>Number</u>
SARAH MORRISON	18 McDONALD CRESCENT	[REDACTED]
JUDE HOUSBY	MOSSGIEL, ST AETHANS	[REDACTED]
IAIN HOLGAN Kerrial Dinean	KINCORA 21 McDONALD CRESCENT	