

Gordon J Philip

From: "gordonphilip6" <gordonphilip6@pobroadband.co.uk>
To: "gordonphilip6" <gordonphilip6@pobroadband.co.uk>
Sent: 13 November 2018 19:30
Subject: Fwd: 18/01280/APP - SITE TO REAR OF 96 MOSS STREET - KEITH

Sent from Samsung tablet.

----- Original message -----

From: gordonphilip6 <gordonphilip6@pobroadband.co.uk>
Date: 13/11/2018 18:02 (GMT+00:00)
To: Shona.Strachan@moray.gov.uk
Cc: John Robertson <john@jrnorth.co.uk>
Subject: 18/01280/APP - SITE TO REAR OF 96 MOSS STREET - KEITH

Dear Shona Strachan,

With reference to your e-mail dated 09 November 18 where you indicate that it is your intention to recommend my Clients Planning Submission for Refusal

I must indicate that we are extremely shocked dissapointed with this outcome after all the preliminary communications we have had with the Planning Department

We went thro the Pre Application Planning Enquiry Process and had discussions and submitted prelim and amended plan proposals with Mr Ian Drummond where it was confirmed in his report that we meet the requirements regarding parking and access

The Report indicates that as the site has a frontage onto Sodgers Lane it "Does Not" constitute Backland or Tandem Development which the Objectors refer to in their submissions

Even due to the Site Area being Less than the requires 400Sq/M the Report confirms that this form of development has occured within the Rear Garden Areas of Numerous Houses within Keith fronting on to Lanes and with this in mind the Development could Potentially be Supported as a Departure from Policy on the basis that the proposal would be in keeping with the established character of the surrounding streetscape

Such a departure could only be supported where it could be established that the house would not have an adverse impact on the amenity of the surrounding houses and would be in keeping with the traditional house designs in the area

Taking on-board the positive content of the Pre Application Report we decided to submit our Detailed Planning Submission especially with the following comment on the e-mail from Ian Drummond dated 27 Sept 18

(The proposals are a significant improvement on the original scheme and are far more likely to gain support should a Formal Application be Submitted)

With regard to Site Areas perhaps you could look at No 113A Sodgers Lane as a precedent where a fairly recent dwelling house has been constructed which is fairly large of non traditional construction and on an extremely small site

Our Site supports a reasonably small dwelling with all the possible overshadowing of neighbours dealt with

Another Neighbour Objection revolves round the Storm Water Soakpit

The soakpit is not just a dug hole backfilled with stones and rubble but a detailed construction using Polystorm Cages within an enclosure (see detail on the submitted drawing)

With this type of construction there would be no problems with adjoining walls also the Geometry of the Soakpit can be altered and would be an issue that Technical Standards would address should we be able to submit for a Building Warrant

On the original Planning Approval 18/00176/APP for No 96 Moss Street there was a fairly large (7.00x4.50) Garage to be constructed on the site

Subject to obtaining Planning Approval this erection would therefore not take place and an Amendment to the Approval would be submitted for the removal of the Garage and Amendment to the Site Boundary

Hopefully you will re-consider your intention to Refuse but failing so we fully intend to Appeal especially when your own Planning Department advised us to make a Detailed Submission and my Client has settled All the LA Costs involved including confirmation of acceptance of the Developer Contributions

Should you require any further information Please do not hesitate to contact me

Yours sincerely

Gordon J Philip
(G P Waypoint Design)

Sent from Samsung tablet.