

20 November 2025

Mr Davy Anderson
Ivy Cottage
Mid Street
Kingston
Fochabers
IV32 7NR

The Clerk to the Moray Local Review Body
Legal and Committee Services
Moray Council
Council Offices
High Street
Elgin
Moray IV30 1BX

Ref: 25/00923/APP
Site: Ivy Cottage, Mid Street, Kingston, Fochabers, IV32 7NR
Proposal: Appeal to the Retrospective application
for the erection of a timber fence, gate, and painting of
external walls

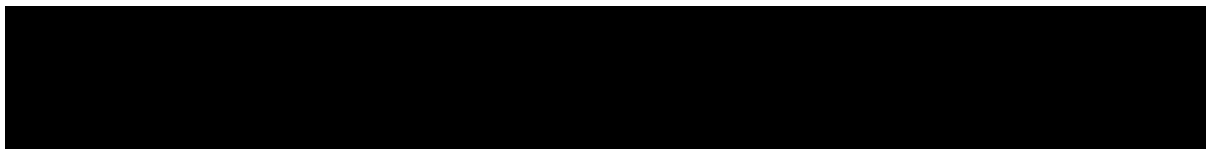
Dear Councillors,

Thank you for taking the time to consider my appeal. I want to explain, in my own words, why the fence at Ivy Cottage is so important to us as a family, and why we respectfully ask that the Local Review Body overturn the recent refusal.

For more than twenty years, the boundary of Ivy Cottage was formed by a hedge well over three metres high. It was dense and solid, providing complete privacy without ever being questioned or challenged. There has never been a traffic accident on Mid Street in my lifetime, and nothing has ever suggested that our former boundary posed any road safety concern. The new fence is *significantly lower*, tidier, and far easier to maintain. It has simply replaced an existing level of enclosure that had been present for decades.

Mid Street is an unadopted private road, used only by residents and occasional visitors. Everyone who drives on it knows its layout well and takes appropriate care. For this reason, the fence has had absolutely no negative impact on how the road is used, and visibility has not changed in any meaningful or practical way from what it has always been.

We chose timber specifically because it is traditional and sympathetic to Kingston's conservation character. Many other properties in the village have boundary walls or fences significantly higher and more imposing than ours—some concrete, some rendered, and some rising to the height of house eaves. We took care to choose a material and colour that would blend in and respect the village setting.



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

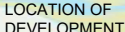
[REDACTED]

The fence gives us the privacy, security, and peace of mind we need as a family. It allows us to enjoy our garden, [REDACTED] and feel safe in our home. Our intention has never been to upset anyone; we simply want to live quietly and respectfully, just as we always have.

I sincerely hope that the Local Review Body will understand why the fence is so important to us—not only as a physical boundary, but as something that supports our family's safety, well-being, and ability to enjoy our home in peace.

Thank you for your time, understanding, and consideration.

Yours sincerely,
David Anderson



Scale 1:5000 (on A3)



Scale 1:1250 (on A3)

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Rev:	Description:	Date:
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Client: | Mr David Anderson

Project: Proposed Fence (Retrospective)

Ivy Cottage
Mid Street
Kingston
Fochabers
IV32 7NR

Title: | Location Plans

Drawing: | 0249-01-01-02-001 **Rev:** | F01

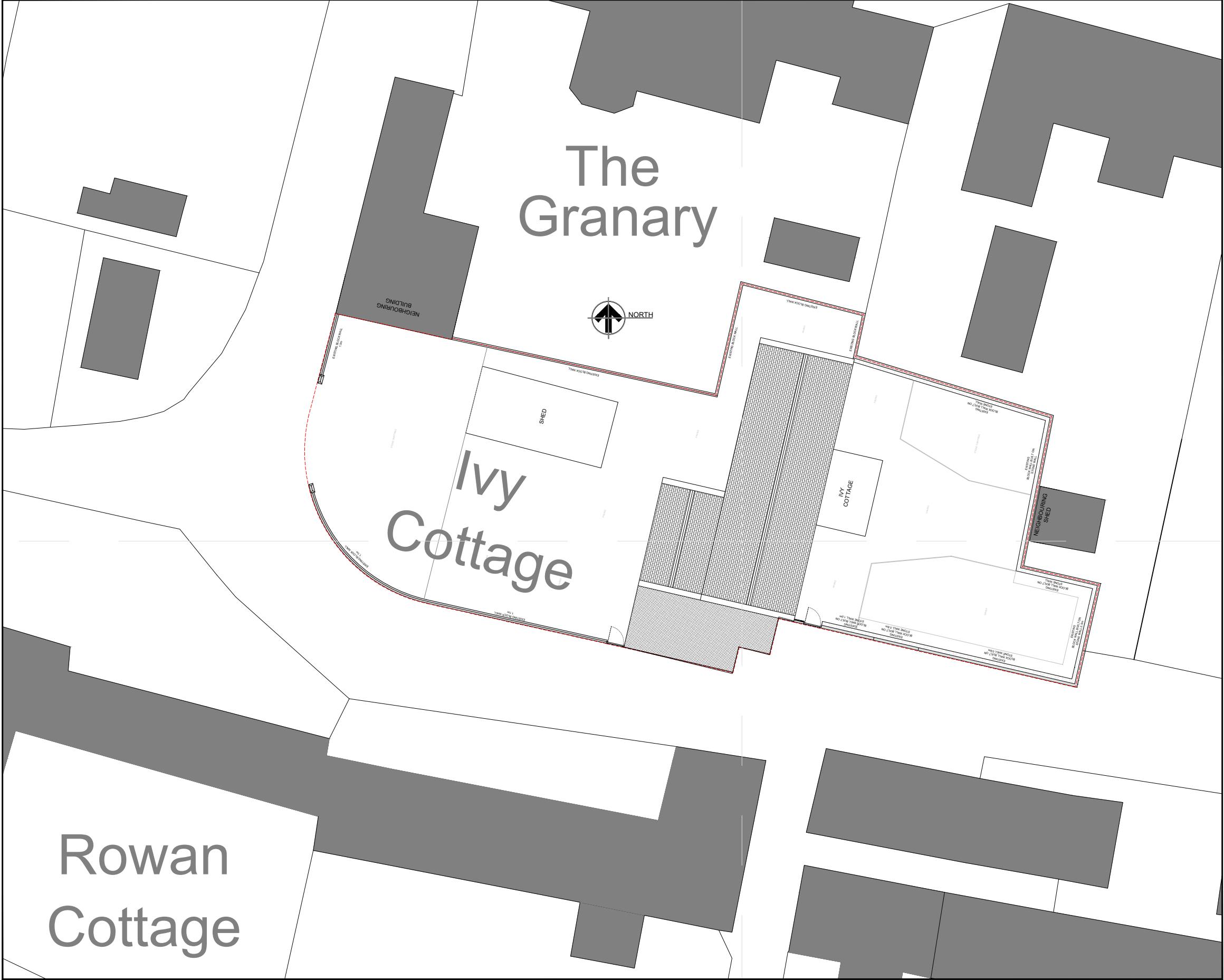
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Status: Planning Revision **Date:** 14/10/2025

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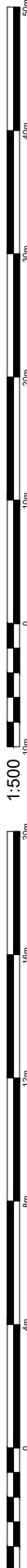


Notes: | Additional Comments

SITE KEY



SITE BOUNDARY



F01 | Feasibility | 22/07/2025

F00 | Draughting In Progress | 17/07/2025

Rev: | Description: | Date:



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Telephone: 01224 789715 | Mobile: 07399 873227
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Client: | Mr David Anderson

Project: | Proposed Fence (Retrospective)

Ivy Cottage
Mid Street
Kingston
Fochabers
IV32 7NR

Title: | Existing Site & Roof Plan

Drawing: | 0249-01-01-02-002 Rev: | F01

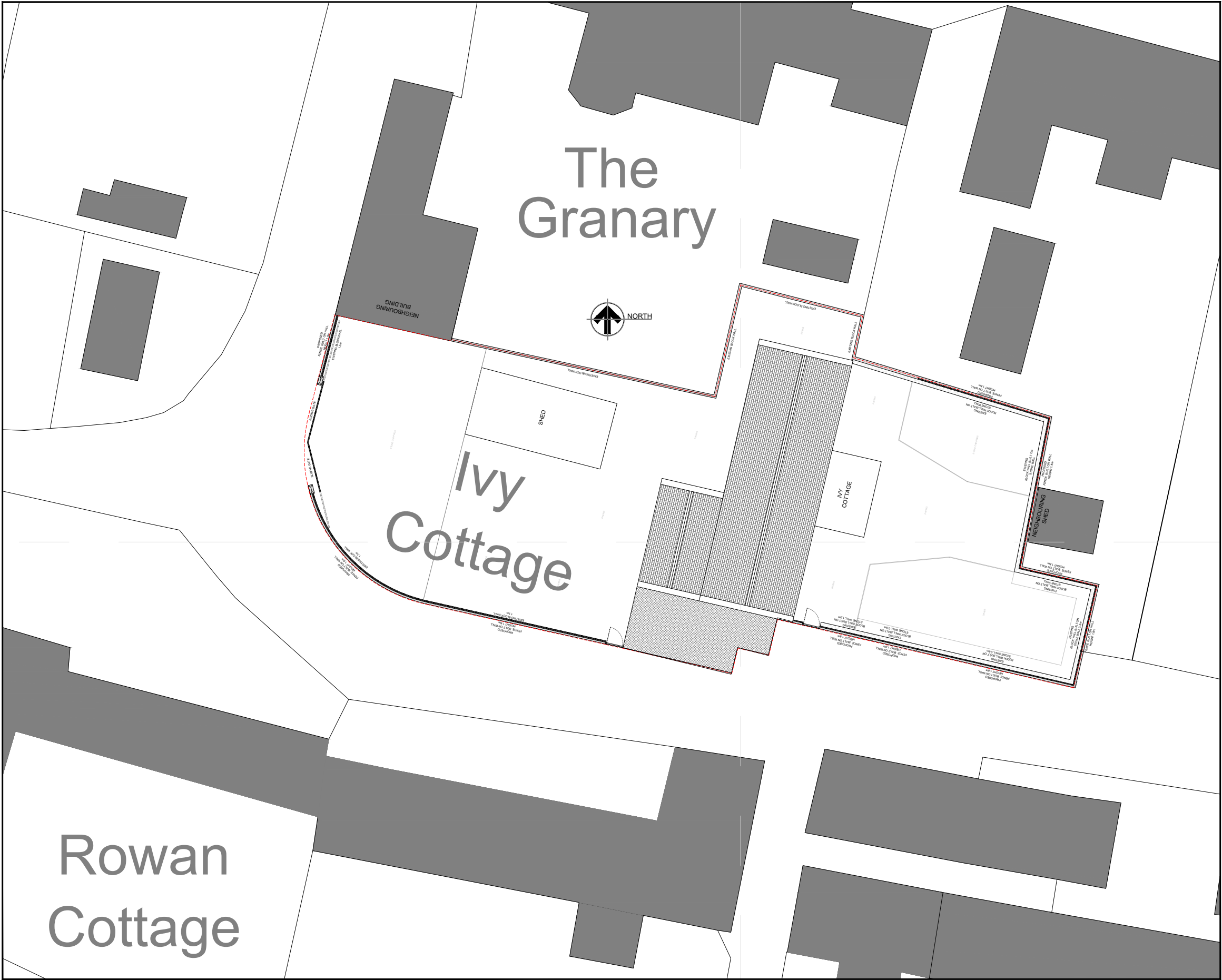
Scale: | 1:200 Drawn By: | A.Keenon

Status: | Planning Revision Date: | 14/10/2025

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Existing Site & Roof Plan
Scale 1:200 (on A3)



Notes: | Additional Comments

SITE KEY



SITE BOUNDARY

F01 | Feasibility | 22/07/2025

F00 | Draughting In Progress | 17/07/2025

Rev: | Description: | Date:



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Client: | Mr David Anderson

Project: | Proposed Fence (Retrospective)

Ivy Cottage
Mid Street
Kingston
Fochabers
IV32 7NR

Title: | Proposed Site & Roof Plan

Drawing: | 0249-01-01-02-003 Rev: | F01

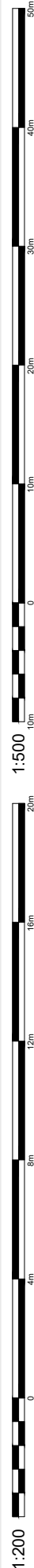
Scale: | 1:200 Drawn By: | A.Keenon

Status: | Planning Revision Date: | 14/10/2025

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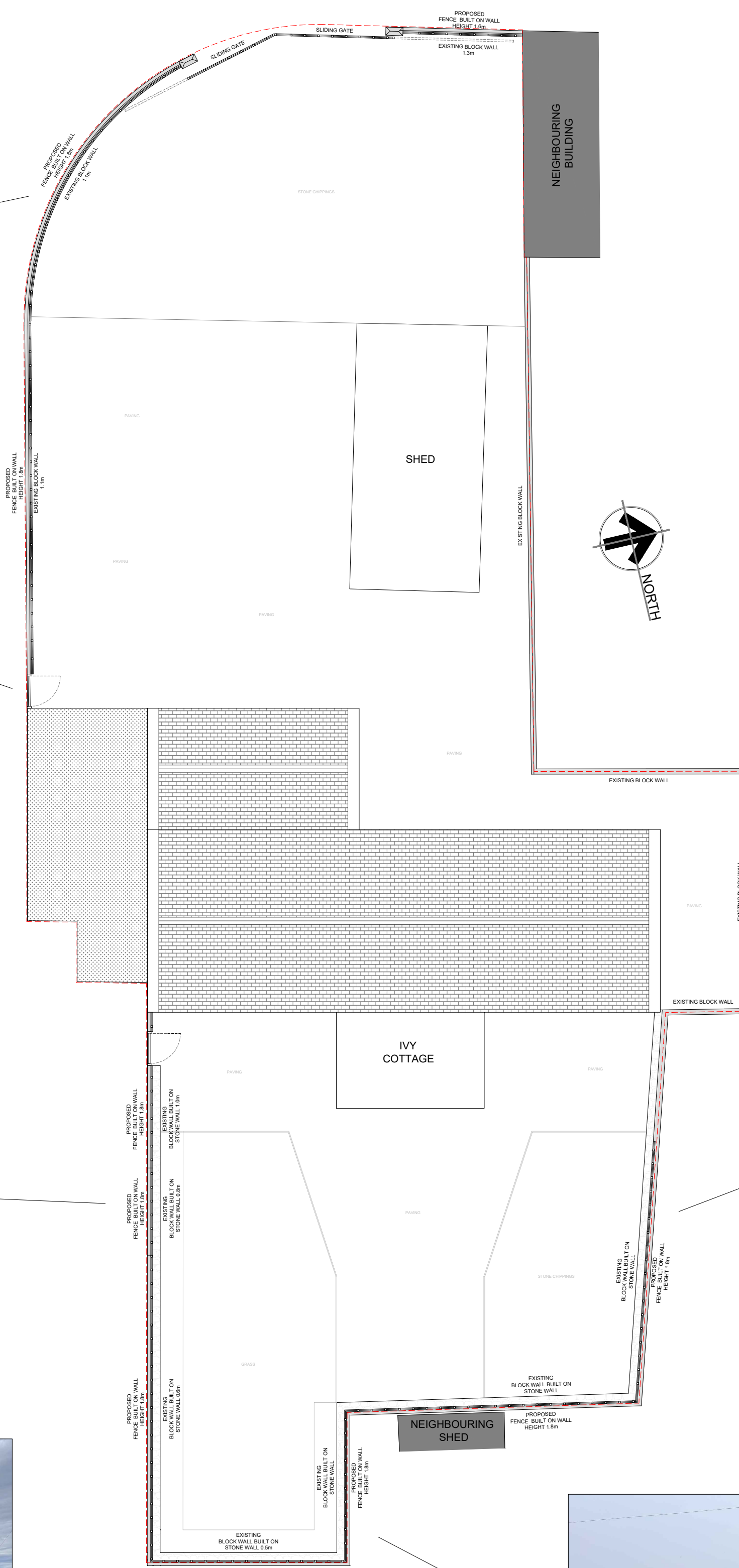
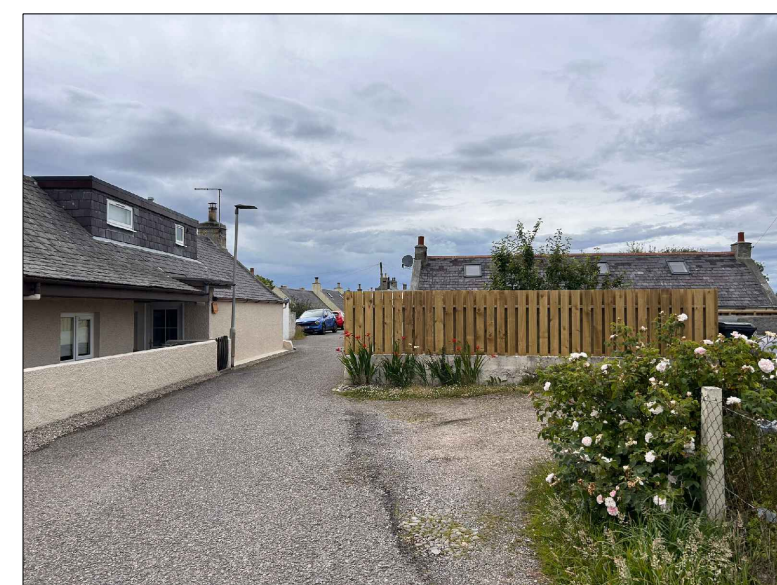
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Proposed Site & Roof Plan
Scale 1:200 (on A3)





Existing Site Plan
Scale 1:100 (on A1)



F01	Feasibility	22/07/2025
F00	Draughting In Progress	17/07/2025
Rev:	Description:	Date:



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Email: info@ak-architecture.co.uk | Website: www.akarchitecture.co.uk

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Client:	Mr David Anderson
Project:	Proposed Fence (Retrospective)
	Ivy Cottage Mid Street Kingston Fochabers IV32 7NR

Title:	Existing / Proposed Site Plans		
Drawing:	0249-01-01-02-004	Rev:	F01
Scale:	1:100	Drawn By:	A.Keenon
Status:	Planning Revision	Date:	14/10/2025

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HEIGHT TO TIE IN WITH WALL

FENCE TO BE PAINTED
ANTHRACITE GRAY RAL 7016

22x150 TREATED TIMBER
FENCING BOARD

EXISTING WALL PAINTED WHITE

WIDTH TO
SUITE OPENING

1400

75

FRONT ELEVATION
TYPICAL SLIDING GATE

47x70 TREATED
TIMBER FRAME

22x150 TREATED TIMBER
FENCING BOARD

TREATED TIMBER POST

900

50

150

PLAN
TYPICAL PASSENGER GATE

150
TYPICAL

50

TREATED TIMBER POST

22x150 TREATED TIMBER
FENCING BOARD

GATE TO BE PAINTED
ANTHRACITE GRAY RAL 7016

1800

1825

75

FRONT ELEVATION
TYPICAL PASSENGER GATE

F01 | Feasibility | 22/07/2025

F00 | Draughting In Progress | 17/07/2025

Rev: Description: Date:



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Client: | Mr David Anderson

Project: | Proposed Fence (Retrospective)

Ivy Cottage
Mid Street
Kingston
Fochabers
IV32 7NR

Title: | Proposed gate Details

Drawing: | 0249-01-01-02-005 Rev: | F01

Scale: | 1:20 Drawn By: | A.Keenon

Status: | Planning Revision Date: | 14/10/2025

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