

4B East Back Street,
Elgin,
Moray,
IV30 4EQ
15 April 2011

Development Control Manager,
Environmental Services,
Moray Council,
Council Office,
High Street,
Elgin,
IV30 IBX

Dear Sir/Madam,

We received notification of a review of the decision made about an application for planning permission to build a house to the rear of 11 North Street. Planning Application 10/01214/APP.

Having read the grounds for review, we would like to reiterate our original objections, which we feel have not been addressed.

The rear of our property is directly opposite the site. We object to the proposal on these grounds :-

The area is already heavily developed and permission for extra houses has been turned down in the past

The entrance to the site would be in Mitchell Crescent which is extremely narrow at that point

Our driveway is opposite the site and could be blocked by construction vehicles or even damaged if it is used as a turning place for heavy lorries

The front of our house is directly opposite Simpson the Plumbers yard which has many vans and trucks blocking East Back Street at various times of the day. Building at the back of our house would have us, and our immediate neighbours, trapped between the two.

Vehicle parking at an extra house in that part of Mitchell Crescent would be a huge problem

In addition, a number of the reasons for appeal do not seem to have substance, in our opinion.

Adjoining properties (bullet point 1) do not have the same problems with access at that part of Mitchell Crescent as the properties opposite.

The issue of the plot size (bullet point 3) indicates that enough development in this small area of Bishopmill has already taken place and because it has happened in the past is not reason to carry on cramming in buildings.

The type of construction (bullet point 4) is surely immaterial to the fact of overcrowding.

The applicants (bullet point 5) are attempting to build at the bottom of their property which already has a dwelling on it. What will be done with the existing house? Will it be sold? Let? Is this not speculation?

The question of the remaining garden (bullet point 6) is irrelevant to the fact of overcrowding.

The proposed building would also overlook our property, which is only the width of the road away.

We hope our concerns will be taken into consideration when the review takes place.

Mary Shand

Frances Wardhaugh