

5 September 2012

Our Ref. 120079/COWE/mjh
Your Ref. SK/LRB/Case 059

Clerk to the Local Review Body
The Moray Council
High Street
Elgin
IV30 1BX

Dear Madam:

REQUEST FOR REVIEW OF PLANNING APPLICATION: 12/00511/APP - ERECT TWO STOREY BUILDING TO PROVIDE 2 FLATS WITHIN GROUNDS OF NORLAND STOTFIELD ROAD LOSSIEMOUTH MORAY

I refer to the above Review and write on behalf our client, Mr & Mrs Cowe who reside at Spinningdale, Stotefield Road, Lossiemouth, Moray IV31 6QR and we thank you for giving them the opportunity to make a representation in relation to this review.

Initially, our client wishes us to stress they are not against development within Lossiemouth. However, they believe new developments should respect the character of the area, provide adequate amenity space and not detrimentally impact on existing neighbouring properties, which in this case they contend the above Review does for the following reasons:

1. Parking & Access

Our client has reviewed the Appointed Officer's Report of Handling and is disappointed to note that the Council Transportation Section has raised no objections to this development, as our client contends that a visibility splay measuring 25metres (as shown on the submitted drawings) is unachievable in a northerly direction, as 40 Stotefield Road (the neighbouring property) has a high stone wall hard on the road line. This wall clearly restricts the visibility at the point of access contrary to the application drawing.

Furthermore, the visibility splay crosses parking spaces in both directions, which would further interrupt the sight lines of vehicles leaving this new access point.

Additionally, the existing private road is noted on the application drawings as being only 4m wide at the point of access and currently only 6 residential properties utilise this private road for access. Even at this number of properties its current width is considered to be unacceptable and there is already road safety concerns over it.

With the addition of 3 more properties (2 flats and the parent property), this will result in seven more vehicles using the road (based on the number of car parking spaces shown), which the objector contends will result in a material increase in traffic using this road (50% increase), which renders this road a major hazard in terms of road safety, resulting in the proposed development not being able to provide a safe and suitable access in terms of Moray Local Plan policy T2 or T5 contrary to the advice of the Transportation Section.

2. Impact of the development on the character of the area.

Having reviewed the documents submitted in support of this Review, our client notes that the proposal is for the erection of a two storey building containing two flats, squeezed into a relatively small plot which is sited just 1.2metres off the boundary.





Chartered Architect & Planning Consultant

They believe this is contrary to the predominant character of Stotfield Road, which is characterized as being large properties set within generous plot sizes, whilst the current proposal results in a large development being sited on a relatively small irregular shaped site, with the development having an "squeezed in" appearance, thus resulting in an unduly cramped form of development, contrary to Council policies.

Our client, above assertion is strongly supported by the two planning refusals that this development has now received, both based on the design and impact on the character this development will create and therefore our client contends that the Local Review Board should dismiss this Review and support the Appointed Officer decision in this instance.

3. Design & Impact on adjacent Buildings.

Even though the surrounding buildings are a mix of architectural styles and sizes, the narrow frontage of the proposed two storey building and it's awkward positioning on site makes this development look totally at odd with the surrounding buildings.

Additionally, the development close proximity to the adjacent residential property (40 Stotfield Road), will detrimentally impact on the sun/day lighting the eastern side of this property receives.

In terms of the impact on my client's property (Spinningdale), their main private outside area is sited directly north of this development on lower ground and whilst the proposed ground floor unit will have little impact on the privacy of Spinningdale. The first floor unit, full height and full width glazing serving the proposed lounge will directly overlook this area, resulting in a significant loss of privacy and amenity to the objector's currently private garden area. This impact is exacerbated by the ground level falling to the objector's property garden ground and little could be done to improve this situation.

Corollary, based on the above our client would assert that this development is contrary to Moray Local Plan policy IMP1 as accepted by the Appointed Officer, which requires new developments to be sensitively sited, designed and serviced.

In conclusion, Mr. & Mrs Cowe strongly object to this Review and would request that the Local Review Board supports the Appointed Officer decision and dismisses this Review.

Sincerely,

Matthew Hilton

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CMDD01 - Letter - General

from conception...
to completion

