

Keith Edwards Architect

Chartered Architect
e-mail...keith@ke-architect.com

1B East Street
Fochabers, Moray
tel: 01343 823910
mob: 07503742154

Environmental Services Department
Moray Council Planning
Council Offices
High Street
Elgin
Moray IV30 1BX

22.11.12

A1057.12

Dear Sir / Madam

ALTERATION/EXTENSION TO 6 STERLOCHY STREET, FINDOCHTY PLANNING REFUSAL ... ref: 12/00991/APP

I write in response to the Moray Council Planning refusal for the extension to the property at 6 Sterlochy Street, Findochty. The following is a report on the background to the application and references to procedure followed by my clients.

Preliminary Enquiry-19.10. 2011...Stuart Morrison Planning Officer

My clients made a preliminary enquiry to the Moray Council to extend their house by the addition of a new bedroom at first floor and an enlargement of kitchen with a separate shower room extending into rear garden. I have enclosed sketches provided by the client to the Moray Council Planning Department for comments. This indicated an extension to the existing flat roof dormer to form a new bedroom also with a flat roof on the rear roof of the property. At ground floor the kitchen was to be expanded and an additional shower room added. This proposal also had a flat roof.

The planning officers response made no mention of the flat roofs not being acceptable design for this project.

Enclosures...

- a... Initial contact by client to Stuart Morrison with sketch plans and photos attached.
- b...Response letter from Stuart Morrison
- c...Final sketches sent to Stuart Morrison

Detailed plans submitted... 24.02.2012 ... ref 12/00311/APP

Mr Box contacted myself with a view to undertaken sketch and then detailed proposals for their extension based on the initial consultation documents. These were the drawings looked at by the Planning Officer, who having made no comment on design other than to say that detailed application would be required are what the submission plans were drawn up to. Detailed drawings were produced and submitted to the Moray Council after approval by client. The plans were duly registered after a delay in not producing completed Land Ownership Documents

The application submitted was dealt with by Planning Officer Cathy Archibald who contacted me on 21st June 2012 to say that the application was a departure from policy. This was after a site visit to the area to look at the proposal in relation to the immediate area. The e-mail of 10th July refers to the visit and her thoughts on proposal which referred to the flat roof design at first floor. After this, discussions were held between the Planning Officer and myself in regard to design from which several revised elevations were produced which indicated initially a split in the dormer to give the appearance of 2 dormers, Then a pitched roof with low pitch, then the final pitched roof design as noted in accompanying drawings. This last design of pit at the time. The discussions and final sketches were I thought approved by Cathy Archibald and subsequently went on to amend plans and resubmit. Along with this were the changes required for Building warrant permission which were also duly amended and submitted and is currently ongoing.

On 1st November 2012, the amended planning application was refused on Policies H5, BE3 and IMP1. *The proposed extension conflicts with the character of the existing house in terms of scale, proportion and design. As such the resulting development would have a significant adverse visual impact on the appearance of the existing house and upon the quality of the Conservation Area.*

Enclosures...

- d...Original plans submitted (A3 copy of A1 original) 09.02.12
- e...e-mail from Cathy Archibald re design 10.07.12
- f...e-mail from Cathy Archibald re alternative design
- g...Amended plans submitted (A3 copy Of A1 original) 10.08.12 as agreed with pitched roof dormer design

Findochty area around 6 Sterlochy Street...

The policies under which this application was refused seem to be in conflict with what is on site and surrounding area. The original proposal to extend flat roof was in context with original and if undertaken made no more impact on the house design and would be obscured from the adjacent Sterlochy Street by the existing dormer. The final design pitched roof (refused) would have had a slate finish which tied it back into existing roof though roof pitch would be less than small dormers on front elevation. This again would not detract from house as it would be similar finish, scale and position relative to Sterlochy Street. Looking at the elevations in isolation does not indicate what the image to the surrounding tightly packed houses would be in reality. The finished design would not impact in overshadowing adjacent houses or by overlooking gardens. The statement regarding *"significant adverse visual impact"* is an overstatement as the proportions are small and have almost no visual link to adjacent street.

Enclosed are some photographs of extensions to buildings around No 6 Sterlochy Street from which can be seen the preponderance of flat roof extensions. This was the reason my client initially drew up his sketch plans for the preliminary enquiry with flat roofs.

It is my contention that with the number of flat roof design in the immediate

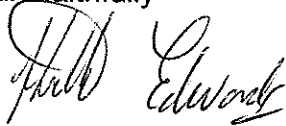
area of this proposal and the fact the property has an existing flat roof that the proposal to extend the initial design for a flat roof at upper floor level was in keeping. The revised design with pitched slated roof is also in keeping with finish. Due to the position on the roof of the proposed enlarged dormer, whether flat or pitched roof finish is further into the site away from Sterlochy Street would have little impact to the passing pedestrian never mind any vehicle occupants. From the road above the site, the additional flat roof area would tie in with the other all round and the pitched roof would blend into the general built environment in this area of Sterlochy Street.

Enclosures...

h...Photos of surrounding flat roof extensions immediate to this project.

I trust that the above and enclosed is in order.

yours faithfully

A handwritten signature in cursive script, appearing to read 'Keith Edwards'.

Keith Edwards

NOTE :-

CLIENTS ARE KERSTIN KRAMER UNDER WHOSE NAME THE APPLICATION WAS MADE AND BROTHER GEDOFF BOX WHOSE NAME IS REFERRED TO IN THIS LETTER