

## **Supporting Statement**

### **Proposal in Principle to extend South View, The Wyndies Garmouth IG327GT**

This proposal involves a one and a half storey extension to an existing single storey cottage which has previously been extended over the years. See attached photomontage. This montage has been computer generated using dimensions of the existing property and photographs of the site. We therefore consider the montages to be a reasonably accurate representation rather than an artist's impression.

The existing cottage is traditional in form.

In terms of Policy BE3 the established existing character and appearance of the Garmouth Conservation Area derives from its eclectic mix of buildings of differing styles and sizes laid out on an informal organic network of streets and lanes. In particular two examples of extensions (one long established and one relatively recent) employing the addition of a hipped roof at right angles to a lower ridgeline are to be found close to Southview. These are executed with traditional detailing and add to the lively informal mix of styles which comprises the character of the Garmouth Conservation Area.

The extension proposed will rationalise the existing accommodation at Southview and provide much needed additional space. The resulting extended building will be in many ways similar in character to its neighbour immediately to the north which is a relatively recently approved newbuild (photo No1) and an older property to the south west (photo No2). Like its neighbours this proposal is likely to add interest in a respectful way to the Conservation Area without any detrimental effect.