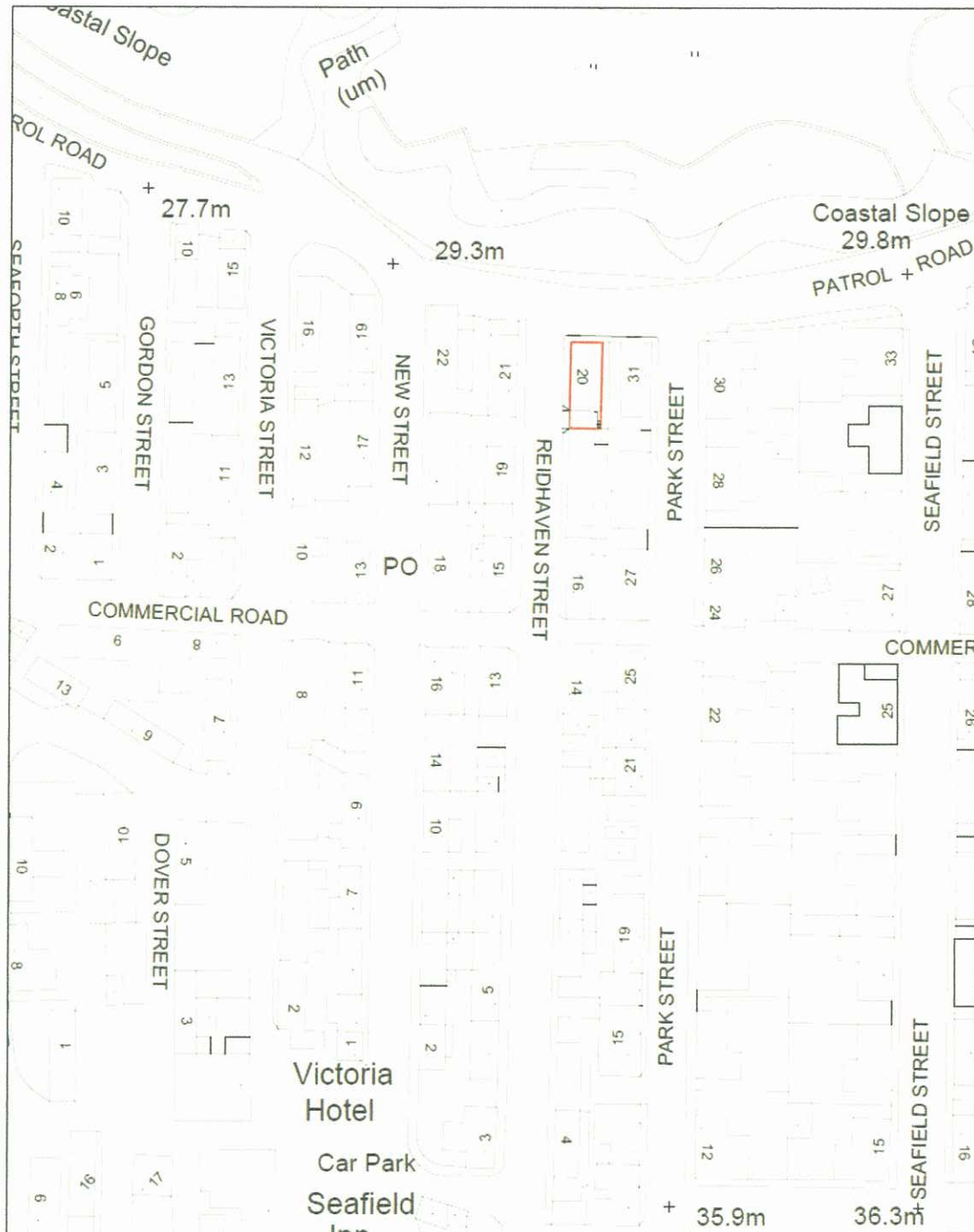


Convert net store to house at 20 Reidhaven Street, Portknockie, Moray

April 2014

Grounds for Review of Refusal of Planning Permission
Planning Application Ref No 13/02296/APP



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1.0 Summary

1.1

These grounds for review of a decision to refuse planning permission to Convert a net store into a dwelling house at 20 Reidhaven Street, Portknockie are submitted under section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended).

This notice of review has been lodged within the prescribed three month period from the refusal of permission dated 11th February 2014.

1.2

The grounds for review respond to the reasons for the refusal of planning permission and address the proposal in relation to Development Plan Policies and relevant material planning considerations as required by Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2.0 Background to Handling of Application

2.1

The application (Appendix 1) was dated 17th December 2013 and was refused under the Councils Delegation scheme by the case officer on 11th February 2014.

2.2

The reasons for refusal states that;

- *By virtue of their non-traditional proportion, scale and design, the proposed windows on the North elevation detract from the character of the existing building and overall character and appearance of the wider conservation area.*

2.3

The case officer's Report of Handling for the planning application is attached as Appendix 2.

2.4

The report confirms that there were no objections from any third parties and the statutory consultees which included Scottish Water, the Contaminated Land Team, Environmental Health Manager, the Transportation Manager and the Planning Gain Unit.

3.0 The Proposal

3.1

The proposal intends to bring this building back to life by converting a dis-used net store into a single dwelling house which could be used as a holiday let, therefore encouraging tourism to the area.

3.2

The proposal will both preserve and enhance the existing building.

3.3

The main alterations proposed to the building consist of replacing the windows on the West elevation with traditional style window profiles to enhance the front elevation, making a positive contribution to the character and appearance of the street and surrounding area. Windows to the North gable are also proposed which are sympathetic to the proportion, scale and shape of the existing gable, taking advantage of the views as have other properties in the surrounding area. (Photographs and elevations of as built and approved alterations in the surrounding area are included in the appendices)

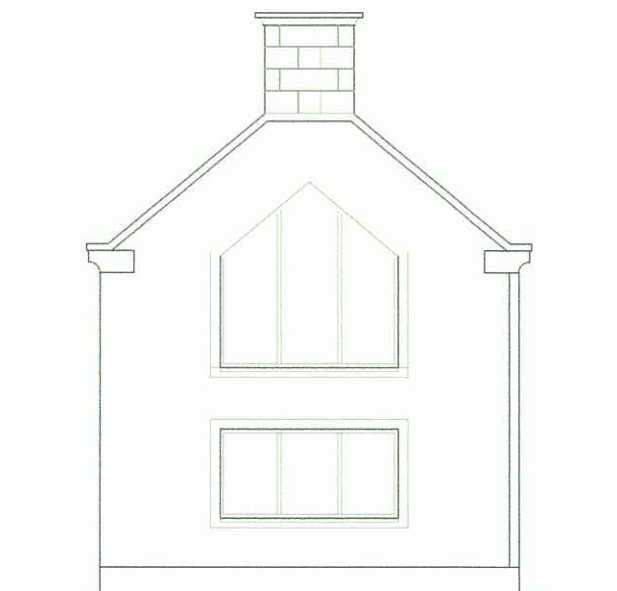
3.4

The original proposal as submitted on 21/04/2013 included a much heavier detailed window to the North gable and no proposed changes to the existing windows on the West elevation. This application was withdrawn as a result of discussions with the planning officer and re-designed with a lighter framed window to the North gable as submitted on 11th February 2014 with the addition of the new windows to the West elevation.

AS WITHDRAWN GABLE (NTS)



REFUSED GABLE (NTS)



4.0

National Planning Policy and Guidance – (Appendix 3 & 4)

5.0

Planning Advice Note 72 (PAN72) – (Appendix 5)

As regards design the PAN points out that the revival of rural buildings to provide comfortable modern homes has become increasingly popular. It not only brings a building back to life but it may provide opportunities to sensitively conserve our built heritage.

6.0 Reasons for Refusal

6.1

The reasons for refusal say that the proposal would detract from the character of the existing building and overall character and appearance of the wider conservation area.

The case officers report states that the existing or approved glazed gables the applicant outlined to him are either poor quality and were erected before more modern policies for preserving the character of the conservation area were put in place.

This is not the case with an extension to 16 Victoria Street – reference 13/00946/APP which was approved on 15th July 2013 with a modern glazed gable and enclosed balcony formed with modern materials.

We feel this along with other examples in the vicinity detract from the character of the existing buildings and the wider conservation area more so than the proposal in question.

Finally the reasons for refusal state that if the proposal was approved it may set a precedent for other applicants to do the same with other similar buildings.

Each application requires to be dealt with on its own merits under Development Plan policy. Approval of this proposal will not undermine this fundamental aspect of the decision making process.

Conclusions

There were no objections to the proposals from any of the statutory consultees or from any neighbouring properties or third parties.

It is requested that the appeal be supported and planning permission granted for the proposed alterations.

7.0 - Photographs of site and surroundings

Existing net store – West Elevation



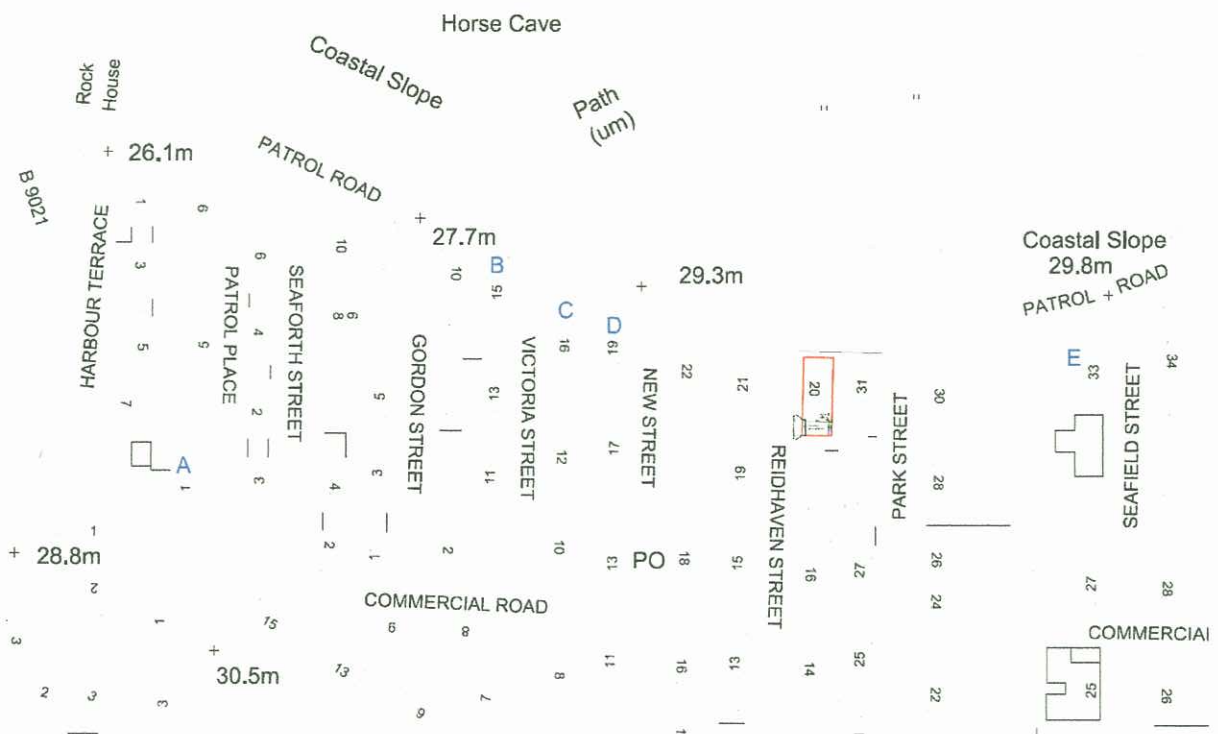
Existing net store – North & West Elevation



Existing net store – North Elevation



Map showing location of surrounding examples



A) Existing modern glass gable, balcony extension to rear of 1 Patrol Place



B) Existing Extension to 15 Victoria Street



C) Approved Extension glass gable, balcony extension to 16 Victoria Street

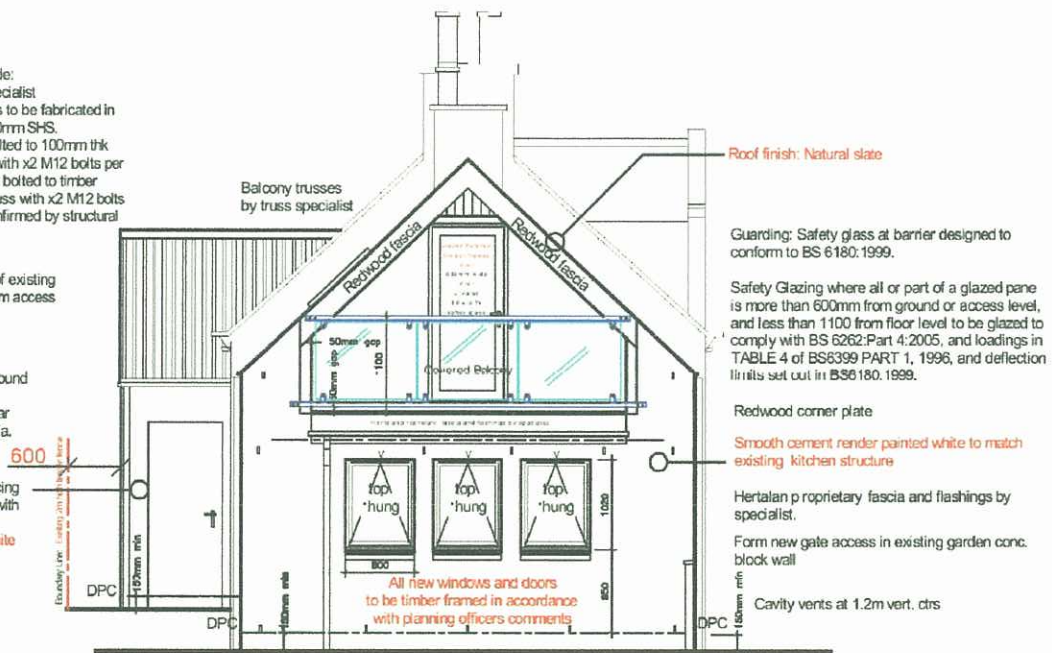
16 Victoria Street - Approved Elevation
13/00946/APP

Balcony Balustrade:
Balustrade by specialist.
Base and top rails to be fabricated in galvanised 50x50mm SHS.
Base rail to be bolted to 100mm thick conc block work with x2 M12 bolts per end, top rail to be bolted to timber fascia and first truss with x2 M12 bolts per end, to be confirmed by structural engineer.

Remove section of existing garden wall to form access to new rear door

100mm dia. half round black upvc gutter returned round rear wall with 68mm dia. down pipe

Garages north facing wall: 215mm thick with smooth cement render painted white to match kitchen extension



North Elevation

D) Existing Extension to 19 New Street





E) Existing Extension to 33 Seafiel Road



8.0 – Letter from Applicant

Dear Sir/Madam

I am Alan Campbell and the owner of 20 Reidhaven Street Portknockie the property in question of this appeal. My father purchased the property from the Boy Scouts in 1978 and it has been in the family ever since. Indeed I was born and brought up in 12 Reidhaven Street and spent my childhood playing on this street. There is simply no way that I would embark on a project that I felt would detract or be detrimental to an area that is very much dear to my heart. On the contrary I feel that this proposed development would greatly enhance what is now a very tired looking building. I feel that maximising the view on the north gable is key to the viability of developing this property so that tourists or indeed myself can fully enjoy the beautiful coastline. Portknockie sadly has many empty properties for sale and the success of our appeal would enable me to go some way in addressing this issue.

Regards

Alan Campbell

16 Victoria Street - Approved Elevation

13/00946/APP

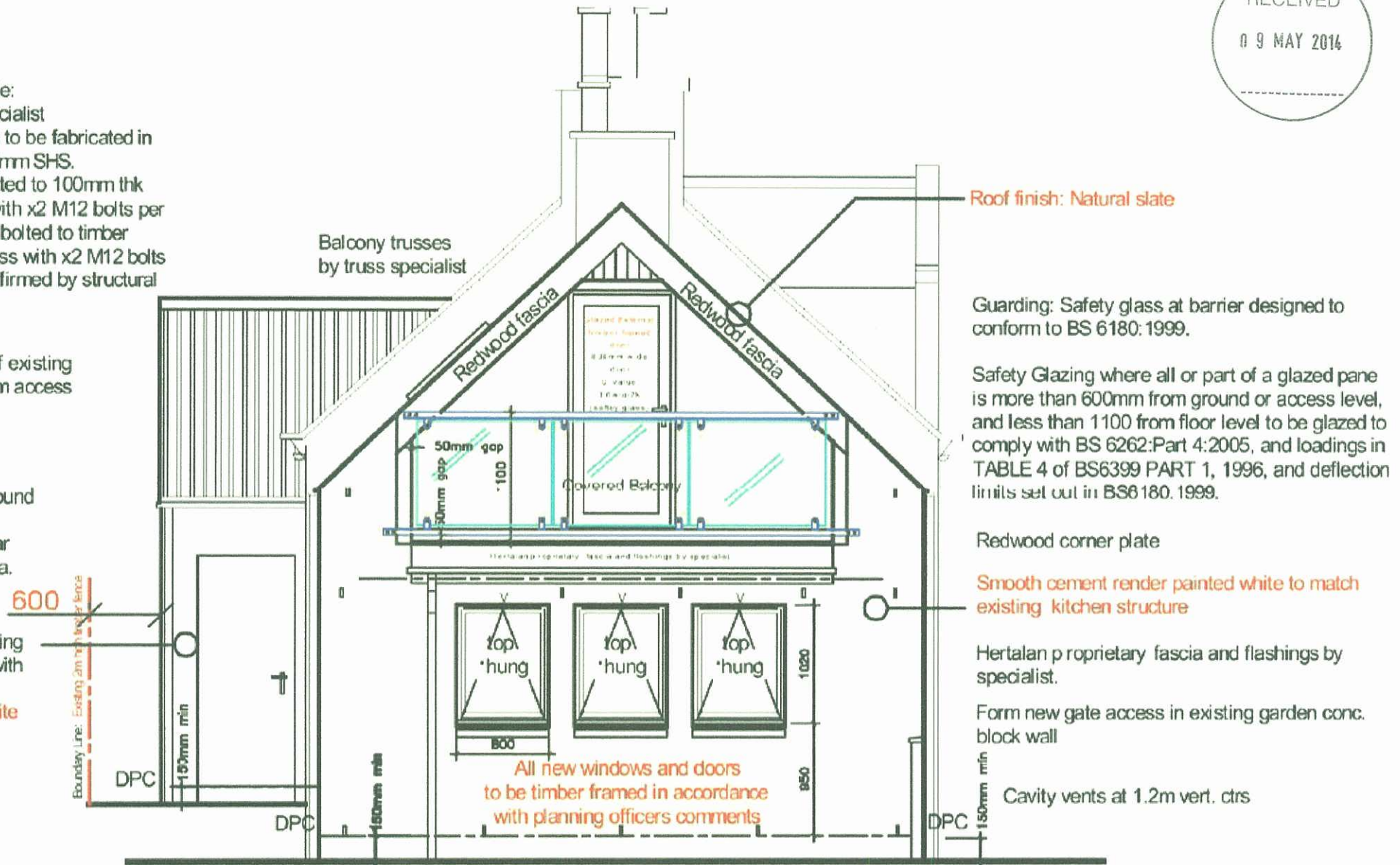


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North Elevation