



APPENDIX 4

Throughout the duration of the Planning application the planning officer spoke of the merits of the proposals and was extremely positive, at no time was a refusal considered. There was talk of deleting or altering a north facing window and that was all. (see e-mails from Cathy Archibald; planning officer) We both felt that the area was being tidied up, the adjoining flats were improved and the extension has very little impact on other properties.

I designed the extension giving full consideration to the adjacent attached properties. these properties are affected greatly by the existing extension and felt that we could improve them considerably by removing the existing 2 storey extension which is 800mm (under 3 feet) away from several windows and proposing the extension to be 4300mm away (14feet away). We have proposed the extension in the same footprint as the outhouses which were built against an existing stone wall which is around 3300mm (11 feet) high. The extension proposed blends in with the character of the area and ties in with existing eaves and ridge heights. The extension is around 10.6m (35feet) away from the gable of the property to the west, vastly improves the amenities of both adjacent properties to the south and has little or no impact on the property to the north apart from the window in question which we can delete. The existing neighbouring properties to the south already dominate the application site and neighbouring properties to the north.

I understand that the owner of the property to the west has objected to the proposals, but the extension is 35feet from his gable, this gable has 2 small windows, one obstructed by a garage within their site. This is a high density built up area of Lossiemouth and to be 35 feet from a neighbouring property is unusual and i see no reason for them to object.

To be clear; the existing property is not in a habitable state and has a formal notice on it. The existing extension housing the bathroom and kitchen must be removed. It requires major refurbishment and the existing extension needs to be removed and be replaced with an extension that meets the tolerable standards; I cannot imagine that the Planning authority would prefer the extension to be in the position of the existing one (to be demolished); it would require to be larger (again to meet the tolerable standards) and would have a huge impact on the 2 adjacent flats and still overlook the property to the west more directly than that which we propose.

In conclusion

The 2 adjoining flats have no amenities in this area which is owned wholly by the applicants; these properties only have a right of access.

We have designed the extension sympathetically with the surrounding area.

We have proposed the extension on the same footprint as older outhouses.

The extension proposed has no impact on the house to the west, minimum impact on the adjoining house to the north and improves both flats to the south quite considerably.