

PLANNING APPLICATION: 07/02629/FUL

In the event that a recommendation on this planning application is overturned the Committee is reminded of the advice contained on the front page of the agenda for Reports on Applications

The Proposal

- The proposal is to alter and extend the existing dwelling house. On the ground floor a garage, porch and sun lounge are proposed, creating floor space of approx. 56.4m². The porch and sun lounge are at the rear of the dwelling house. On the first floor two bedrooms and a bathroom, creating floor space of approx. 67.8m² are proposed. The external cladding is a dry dash harl with a tiled roof to both match the existing dwelling house. As originally submitted the proposal was for a granny flat, however, amended plans received now show as alterations and an extension to the existing property.

The Site

- The site is situated at 60 Pinewood Road, Mosstodloch
- The plot size is approx. 370m².

Policy / Objections-Representations / Consultations - See Appendix

History

There is no site history.

Advertisement

None.

Observations

Impact of Development on the Surrounding Area.

Impact of Alterations and Extension on the Surrounding Area (Moray Local Plan policies L/H6 and L/IMP1, Emerging Moray Local Plan 2008 policies H5 and IMP1)

The proposal would satisfy the requirements of the above policies for the following reasons: -

The proposal is in scale and in keeping with the existing dwelling house and area. The extension is sensitively sited and appropriately designed. There would be no issues in terms of loss of amenity for neighbouring properties.

The proposal complies with the Councils parking standards and the Transportation Manager has recommended approval subject to certain conditions and informatives.

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Planning Officer

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Signature (*Alan Short, Development Control Manager*)

R A STEWART
DIRECTOR OF ENVIRONMENTAL SERVICES

APPENDIX

POLICY

Moray Structure Plan 2007 and/or Moray Local Plan 2000

Policy 2: Environment and Resources

The Moray Structure Plan Strategy will be supported by: -

- f) conserving and enhancing the areas built heritage resources and their settings.

Policy L/H6: House Alterations and Extensions

House alterations and extensions will normally be approved provided that the appearance of the house and surrounding area is not adversely affected. Approval is, however, unlikely to be granted where the siting and scale of the extension significantly affects the amenity enjoyed by the occupants of adjoining property (and that will include considerations of sunlight, daylight and privacy) as specified in the Implementation Chapter. Pitched roofs will be preferred to flat roofs, pitched dormers to box dormers. Existing stone walls should, as far as possible, be retained. Guidelines on house extensions are to be produced separately. Special guidance is available for replacement windows in flats, and domestic satellite antennae.

Policy L/IMP1: Development in Built-up Areas

In areas covered by this policy, (i.e. all land within settlement boundaries and rural communities), the Council will, in considering applications for planning permission, try to ensure that proposals for development do not harm the general character of the surrounding area. Applications will therefore take account of the main uses of land and buildings in the vicinity, the mix of such uses and the architectural quality of the area. The main concern of the Council is to ensure that development proposals should neither conflict with nor detract from the character, amenity and design of an area. This policy will not preclude appropriate new development and is not intended solely to maintain the status quo.

In interpreting and clarifying this policy, the Council will take into account the guidelines on Character, Amenity and Design.

Guidelines on Character, Amenity and Design (L/IMP1)

a. Character

The character of an area is assessed by the;

- (i) main uses;
- (ii) appropriateness of a diversity of uses; and
- (iii) desirability of introducing a development which may detrimentally alter the existing balance of usage
- (iv) architectural style of the area.

b. Amenity

The amenity of an area is assessed in terms of both the people who will occupy the development site, and the adjoining occupiers. In short, new developments should be "good neighbours". Where there is an inherent incompatibility of neighbouring developments, or where remedial action cannot be made effective, applications are likely to be refused.

The important aspects of amenity which the Council considers are worth protecting are:-

- (i) **Privacy** - for both the occupants of a proposed development and surrounding neighbours. Loss of privacy can be minimised by re-orientation, reducing the densities of development reducing the size of buildings, and attention to building levels or by design modifications, for example, window proportion and size.
- (ii) **Traffic** - the introduction of increased traffic movement and resulting noise, can significantly detract from the amenities of an area.
- (iii) **General Disturbance** - protection from activities which create unreasonable levels of noise, smells and other discomforts including wheeled bin locations.
- (iv) **Sunlight/Daylight** - adequate levels of sunlight and daylight, and to a lesser extent, outlook, should be safeguarded for surrounding properties and afforded to new developments.

c. Design

Design of new development should not only relate to the type of development in the immediate vicinity but also to the wider issues of context and setting. This need not be restrictive to new or innovative architectural expression.

Applicants should, therefore, avoid design proposals which compromise the appearance of design characteristics of the surrounding area.

In considering the appropriateness of a design the Council will have regard to:

- (i) The scale of adjoining development.
- (ii) The materials, finishes and colours used in nearby development.
- (iii) Any features on or near the site worthy of reproduction, protection or enhancement, e.g. trees, hedges, views and other features of public importance.
- (iv) Principles of site sensitive design e.g. that pitched roofs are preferred to flat roofs, piended dormers to box dormers, vertical windows to horizontal picture windows etc., where these features predominate in an area.

OBJECTIONS-REPRESENTATIONS

11 letters of objection were received from: -

- Mrs Elizabeth Forsyth, Per Stewart & mcIsaac, 141 High Street, Elgin, Moray, IV30 1DS
- Patrick and Sarah Craig, 65 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- Mrs Sheena Kindness, 62 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- Stuart Hunter, 64 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- Margaret H and James A Purdie, 67 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- Annie C Wood, 49 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- Alistair and Isobel Duncan, 63 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- Elizabeth MacGregor, 56 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- John McKay, 69 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- Susan E Gill, 51 Pinewood Road, Mosstodloch, Moray, IV32 7JU
- Mr and Mrs C R Scott, 54 Pinewood Road, Mosstodloch, Moray, IV32 7JU

Objections summarised as follows: -

- **External Stair**
The external stair is out of keeping and character for the area. It will create noise. It will lower the value of neighbouring properties and invade the privacy of 62 Pinewood Road as it will overlook their conservatory.
- **Possibility of Two Separate Dwellings Being Created**
Due to the external stair it is possible that two flats will be created within one residential property which would be out of character for the area.
- **No Additional Parking Being Created**
It appears from the plans that no additional parking is being created. This would result in on-street parking which in turn could be hazardous to pedestrians, cyclists and motor vehicles.
- **Refuse Bins**
Due to the unbroken façade at the front of the house it would appear that up to four refuse bins would have to be located at the front of the house, which would be out of character for the area.
- **Design and Scale of Extension**
The design and scale of the extension is unsympathetic to the surrounding existing dwelling houses.
- **Boundary Wall with 58 Pinewood Road and Erection of Scaffolding**
It will be necessary to demolish the existing boundary wall dividing at 58 and 60 Pinewood Road and also to erect scaffolding on 58 Pinewood Roads ground. 58 Pinewood Road has stated that she will not give permission for this.

Applicant's Response: The proposal does not intend to split the house, can accommodate the required parking and refuse accommodation required and does not represent a traffic hazard.

Comment: Amended plans were received in April 2008. The external stair that was detailed on the original plans has been removed. Neighbours were re-notified and no further objections were received. The majority of objection letters previously received referred to the external stair so this matter has now been resolved. The siting of refuse bins is not a planning matter. The erection of scaffolding on neighbouring property is a private legal matter. Please see Observations section regarding design and transportation issues.

CONSULTATIONS

Environmental Health Manager, Development Services - Approve unconditionally.

Contaminated Land, Development Services - Approve unconditionally.

Transport Manager, Direct Services - Approve with conditions and informatives.