

REPORT OF HANDLING

Ref No:	12/01855/APP	Officer:	Sonia MacDonald
Proposal Description/ Address	Demolish existing and erect new house at 11 Duff Street Hopeman Elgin Moray		
Date:	22.03.2013	Typist Initials:	JC

RECOMMENDATION		
Approve, without or with condition(s) listed below		Y
Refuse, subject to reason(s) listed below		N
Legal Agreement required e.g. S,75		N
Notification to Scottish Ministers/Historic Scotland		N
Hearing requirements	Departure	N
	Pre-determination	N

CONSULTATIONS		
Consultee	Date Returned	Summary of Response
Transportation Manager	23/11/12	No objection subject to conditions and informatives.
Environmental Protection Manager	05/11/12	No objection
Environmental Health Manager	07/11/12	No objection
Contaminated Land	07/11/12	No objection/No further action.
Scottish Water	07/11/12	No objection but permission does not guarantee connection to infrastructure.
MOD Safeguarding - Statutory	27/11/12	No safeguarding objections

DEVELOPMENT PLAN POLICY		
Policies	Dep	Any Comments (or refer to Observations below)
IMP1: Development Requirements		
EP10: Foul Drainage		
EP9: Contaminated Land		
EP5: SUDS		
T5: Parking Standards		
T2: Provision of Road Access		
H3: New Housing in Built Up Areas		
EP8: Pollution		

REPRESENTATIONS		
Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Name	Address	
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO): No objections/representations received.		

OBSERVATIONS – ASSESSMENT OF PROPOSAL

The site

The existing property is a stone/slate single-storey semi-detached property located at 11 Duff Street, Hopeman which, along with several adjoining properties, sits on an area of land raised above Hopeman Caravan Park to the north, and Duff Street to the south. Within the proposed site, between the raised rear (south facing) garden and Duff Street, is an existing detached timber shed and at a lower level, an existing block of garages, also shared with the neighbouring property, 9 Duff Street.

The property is adjoined by a 1½ storey property to the west (13 Duff Street) and by the adjoining (attached) semi-detached, single storey property, 9 Duff Street to the east. The latter has a large extension projecting out from the southern (rear) elevation of the property facing Duff Street.

The proposal

Permission is sought to demolish the existing single-storey semi-detached property and erect a new 3-bedroom 1½ storey detached house. Following demolition of the existing house at 11 Duff Street, the gable end wall and chimney of the adjoining (attached) house, 9 Duff Street will be made good.

The new property will have a slate roof over with roof velux in the roof slope. The front (north facing) elevation and side elevation walls will have a beige render finish and on the front elevation, a balcony area (1.5m in depth) is proposed at first floor level which will overlook the Caravan Park and the Moray Firth beyond. On the rear elevation (south facing) the wall will be finished with reclaimed stone, including a proposed approx. 6 x 6 m gable fronted extension (for a sun lounge/study) which projects southwards from the south-eastern corner of the new house. The glazed corner and part use of timber cladding on the extension together with the more extensive areas of glazing on the front (north facing) elevation gable feature gives a more contemporary "feel" to the development.

Excluding the sun lounge/study, the proposed new house is located over, and has a slightly larger footprint than the existing property. The proposed house will be higher than the single-storey to the east, 9 Duff Street (approx. 5.1 m to ridgeline) but lower than the 1½ storey property to the west, 13 Duff Street (approx. 8 m)

Within the rear garden area (to south of property), the existing garage arrangement (2 spaces) will be retained and an additional third parking space will be formed, all using the existing access arrangements off Duff Street. Public mains water supply and drainage connections are proposed.

Analysis

Policy H3 stipulates that new housing within settlement boundaries will be acceptable if there is no adverse impact on the surrounding environment and adequate servicing and infrastructure is

available.

Impact of proposal upon surrounding environment

In terms of the former, the principle of demolition and replacement is considered acceptable, including the change from semi-detached to detached, and the increase in height of the property. The site and surrounding area (to west, south and east) is already in residential use. The proposal sits largely over the footprint of the existing property but the total floor space of the new property is larger than the existing property (taking into account the proposed extension and accommodation on two levels including living accommodation above bedrooms), and in terms of its siting/location, the proposal respects the established building line of the property set back from, and on higher ground above Duff Street.

Property within the surrounding area varies in style and scale, including both 1 and 1½ storey where upper floor accommodation is served by dormers (of varying design) or roof velux. In addition, there is a range of external material finishes, including stone/render walls and slate roofs. In this case, the ridgeline of the new property forms an intermediate "step" between the ridgeline heights of the existing property to the west and east of the site. The sun lounge/study extension reflects a similar size/location and depth of projection as the existing extension already attached to 9 Duff Street.

Notwithstanding the more contemporary approach adopted, the proposed design is considered acceptable, including the proposed external material finishes and is not considered to detract from the surrounding area.

Similarly, the proposal is not considered to adversely detract from the amenities of neighbouring property. The depth of projection and size of the sun lounge/study extension is also not considered to have any significant adverse sun/day lighting implications on neighbouring property and the openings in the side elevation face largely towards, and are contained by, the end gable walls of the properties on either side of the proposal because these properties are aligned on a similar building line. In addition, views/outlook to the north (including that from the balcony) are oriented over the Caravan Park (situated at a lower level) towards the Moray Firth and beyond. (A number of other properties in the area already have north facing balcony or extended garden arrangements, whether at ground or first floor level). To the south, the view/outlook from the property is largely over the rear garden which is already open to public view from Duff Street.

Taking all matters into account, the proposal is not considered to have a significant adverse effect on the surrounding environment as required by Policy H3.

In terms of servicing infrastructure, the arrangements already exist or can be made available (see access/parking and drainage below) and therefore, the proposal is considered to satisfy this element of policy H3.

Based on the above considerations, the proposal is acceptable in terms of policy H3 as a whole.

Separately policy IMP1 requires development to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. In this case, the siting and design (including materials) of this new replacement property are considered acceptable and additionally, the proposal is not considered to have any significant adverse impact on neighbouring property. Furthermore, the servicing arrangements are also considered acceptable being largely a continuation of those which already exist for the existing dwelling currently on the site. On this basis, the requirements of policy IMP1 is met.

Access/Parking

In keeping with many other neighbouring property, this site takes access from Duff Street and is already served by existing garaging facilities on the site. No alterations are proposed/required to the existing access arrangements other than a requirement for drop kerbs. Following consultation, the

Transportation Manager has recommended approval subject to conditions, including a stipulation about the parking requirements (for 3 spaces) for this new house which, as shown on the submitted drawings, will be accommodated within the site.

Drainage

Both existing and proposed dwellings will continue to use public mains water supply and foul drainage connections. For the latter and in the absence of any objection from Scottish Water, the proposal will satisfy the requirements of policy EP10. For surface water disposal, on-site SUDs arrangements are required/proposed and the detailed arrangements will require to be subject to further consideration as part of any Building Warrant submission.

Recommendation

Approval is recommended.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None.

HISTORY

Reference No.	Description		
	Decision		Date Of Decision

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	No Premises	06/12/12	
PINS	No Premises	06/12/12	

DEVELOPER CONTRIBUTIONS (PGU)

Status	
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DOCUMENTS, ASSESSMENTS etc. *

* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc

Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

S.75 AGREEMENT

Application subject to S.75 Agreement		NO
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Summary of terms of agreement:
Location where terms or summary of terms can be inspected:

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)

Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO

Summary of Direction(s)
