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Education, Communities and Organisational Development
Moray Council
Council Offices
High Street
Elgin IV30 1BX

9/01/20

For the attention of Lissa Rowan Ref LR/LR233 - Clerk to Moray Local Review Body

Notice of Review: Planning Application 19/01290/APP

Dear sirs

I note and concur the above proposal was refused on the grounds that it failed to comply with existing conditions/policies as laid down in the Moray Local Development Plan 2015 viz *“the proposal represents an unacceptable form of development which would result in inappropriate use of an existing domestic garage building at this location”*

The applicant seeks to deviate once again from the condition that *“permission for the building was only to be used as part of the existing dwelling house for domestic purposes”*

Planning permission as granted on 23/10/2015, was for a domestic garage.
Consistency with this condition should continue to be rigorously applied.

The Statement of Support appears to cite a number of other addresses in Cullen, which the applicant claims are used as Holiday Let accommodation, and therefore might be seen as precedents. While this may be true, these properties as listed, are discrete buildings (houses) located within their own individual sites and do not constitute “backland development” – unlike the application above.

These examples do not offer valid support for the current application.

One such property, as listed, 8 Cathay Terrace, is currently let, and has been continuously for the past eighteen months – as a home, NOT a holiday let.

The Statement of Support details the extent to which the building is already comprehensively serviced.... facilities which the applicant presumably **chose** to include when seeking permission for the domestic garage. This is irrelevant to the current application. Such a change of use of an attic in a garage to the rear of an existing property, has the potential to undermine the character and identity of, what is primarily, a residential street/area.

The existing decision (refuse) should stand and any appeal be rejected.

Yours sincerely,

[REDACTED]