

71 FINDHORN MORAY

APPELLANTMR MARTIN LUSTY

REVIEW

INSTALL NEW THERMAL PANELS AND EXTERNAL WALL OPENINGS.

PLANNING REFERENCE NUMBER 19/01606/APP

DATE Thursday, 13 February 2020

PROPOSAL. This is a simple planning application to install 2 No solar panels, provide a new rear door to my house add a small window to increase the light into my lounge area. The solar panels are not an issue. The principal of forming a new door and window are also on the face of it, acceptable. However, the reason for seeking a Review is for the planning condition imposed on the consent which states that any glazing has to be obscure glass to level 4. This requirement defeats the object of going to all the costs to get light into the lounge and will actually reduce the light into my kitchen.

REASONS FOR IMPOSING THE CONDITION. The planning officer states that reason for imposing the condition is “to avoid overlooking of the adjacent property in the interest of residential amenity”.

REASONS TO ALLOW CLEAR GLASS.

1. The planning officer has not taken into consideration any of my rights. I only have a small window in my lounge which makes the room dark and gloomy most of the day. I am a nature lover and like to see the sky and birds during the day.
2. The window itself is only 1.14 x 0.76 high. The cill height is set at 1.34 meters. If I am sitting down in my lounge, I cannot see out of the window nor could any of my neighbours see what I am doing if they were to be looking out of their windows across to me.
3. The area of Findhorn where I live has a tapered layout with the narrowest space between buildings being at the South West side and the widest distance being to the North East where my house is located. The distance between windows at the narrowest end of the taper is 6 meters whereas at the end where my house is situated it is 9 meters. I have provided a site plan which shows houses in a row numbered 62, 63 and 64. These are tapered and are across from the row of houses comprising of 68, 69, 70 and my own house number 71. From this site plan you can also see that the nearest neighbour is number 62 Findhorn who has a gable wall facing my house but even this is on an angle. It is my opinion that the distance between number 62 Findhorn and my own property number 71 Findhorn is one of the very few in the village with this amount (9 meters) between windows. Most others in this area are far less distance between them.

4.



Why am I being singled out?

CONCLUSIONS/SUMMARY.

The character of this Conservation area part of Findhorn is for clusters of small cottages all in close proximity to one another. Living in this area, one expects a degree of closeness with ones neighbours. Given the fact that my door and window are located well in excess of what could be considered the average distance from properties adjacent, the justification for imposing this condition appears harsh. Why would my windows being obscure glass make any real difference to the amenity or character of this conservation area?

I tried to give consideration to all my neighbours before embarking on this project which was to improve my carbon footprint of my house and also obtain a better quality of life for myself internally with more light coming in. We are all encouraged to go green or use sustainable materials but if you want just a little more light in your lounge, you have to blank this out in the interest of amenity even although this represents the exact character of the area.

With the utmost respect, I have tried to do the right things here. Went through proper channels and paid out lots of money to obtain a better quality of life for myself. Having Grade 4 obscure glazing does not give me what I was seeking and the only dwelling this has any relevance for is 9 meters away and on an angle. Other buildings ar 6 meters or less away window to window (4.5 meters in one instance) but no one complains. Why am I being treated differently?

Please over turn this unfair condition and grant me normal glazing to be the same as all my other neighbours.