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PLANNING REVIEW

RETROSPECTIVE CONSENT TO CONVERT EXISTING DOMESTIC GARAGE TO SWEET WORKSHOP, INCLUDING SALES, AT 14 PARK PLACE LOSSIEMOUTH IV31 6DW.

PLANNING REFERENCE NUMBER 20/00622/APP

The application was made retrospectively as the applicant was not aware that any consent was required for this low key proposal. The external finish of the garage remains the same with the up and over door retained at the front but in a permanently closed position. The side door also remains in the same place so the exterior has not changed at all.

The interior of the building has been lined with an impervious board for easy cleaning. A wash hand basin has also been provided. The inside is quite simple in terms of layout with some sweet jars on display and surfaces to bag the sweets from jars.

The property itself lies at the end of Park Place which is a cul du sec with a hammer head outside the applicants house for turning. This is a reasonably quiet area with only residents using the road for access. Either side of the access road are dedicated parking spaces for the 2 blocks of 4 flats. Parking here has no issues whatsoever.

The applicant has produced figures to show the volume of customers visiting the unit over a typical 10 day period in the summer months. You can quite clearly see that most of the trade has come from locals who are aware of the unit and visit by foot or bicycle. The vehicular movements are rare indeed.



Turning to the reason given for refusing this application, it is stated that this proposal would involve members of the public visiting the premises to pick up sweets. The applicant has provided height of summer figures for visitors which will undoubtedly drop over the winter months. There are houses that have more people and cars visit them in a day. This is a small scale proposal for someone trying to earn a few pounds but trying to do this properly.

The character of the area is best described as mixed. As in a mixture of residential and commercial. We have provide a map showing the surrounding area and there are hair dressers, nail technicians, Social Clubs (2) Garage, Bed and Breakfast establishments, a funeral parlour, hot food takeaways to name but a few. **It is impossible to describe this area as only residential. The evidence of commercial activity is all around.**

This is without doubt a small scale proposal and the recorded figures of vehicle and pedestrian movements stand testament to this. The map clearly identifies the mixed class use of this part of Lossiemouth and the low key use of the garage provides employment for just the applicant. This is not an Asda or Tesco supermarket just someone trying to provide a simple service and trying to do it by sticking to the rules.

With respect this little acorn is never going to blossom into a huge oak tree but at a time when businesses are closing every day, should support not be given to someone who is trying to buck the trend?? On behalf of our client we ask that you assess this project for what it is, look at the evidence and grant the applicant consent for this simple operation. What harm ??