

# MARTIN ARCHIBALD

## ARCHITECTURAL & PLANNING CONSULTANTS

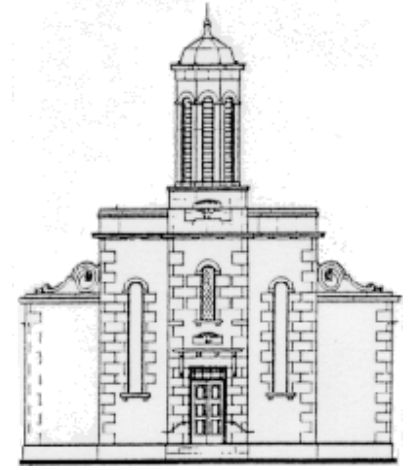
Our Ref: MJA/mja/DM  
Your ref : 20/01692/APP

29<sup>th</sup> March 2021

The Moray Council  
Development Services  
Planning Department  
Elgin  
Moray  
IV30 9BX

**Dear Madam**

**Alterations and extension, dwelling house, 8 Moray Street. Hopeman.**



THE OLD CHURCH  
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### SUPPORTING STATEMENT FOR APPEAL

I refer to the above Planning application which was refused on the 22<sup>nd</sup> February 2021.

The application was refused with the following reason(s);

*The proposed first floor extension, above the existing single storey extension would give rise to an unacceptable level of overshadowing to the nearest neighbouring property window (to the north) which would lead to an overbearing loss of amenity to that property and would be contrary to the requirements of policy DPI(i)(e)*

#### ORIGINAL PROPOSAL

Our original application was for an extension over an existing single story extension to create a second story (see drawing numbers 23:2020:1 and 2)

This proposal is exactly the same as what had been approved, literally next door at number 12, directly across the road at number 11 Moray Street and there is also an identical extension at number 7 Manse Road which is only 15m south of the proposal; 3 properties within view of this application all virtually identical to our proposal.

#### AMENDED PROPOSAL

The planning officer raised the issue of overbearing with me, I discussed with the applicants and we reduced the height of the eaves by 750mm, the pitch by 10 degrees and the ridge considerably by 1550mm, or just over 5ft, ( see drawing numbers 34:2020:1b and 2b) We felt that this was a satisfactory outcome in that the overall scale has been reduced by 1550mm and the wall head height is below that of the neighbours windows on the first floor; allowing the south and south west sun.

#### JUSTIFICATION

- The applicants have discussed their proposals with their neighbours and they are happy with the proposals (original and amended) and they did not object, particularly given that there already is an extension in place.
- The existing extension ( in place since 2004) already overshadows the only window affected on the ground floor and our amended proposal will have no further impact on the neighbouring property.
- On the ground floor, the room that is overshadowed has the 'main' window to the front and on the first floor the overshadowed bedroom has uninterrupted daylight facing west and enjoy the daylight from afternoon to sunset. It will also still catch the sun as the ridge height has been drastically reduced.

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- The applicants love the area and really do not want to move house, they cannot extend their property on the ground floor and this type of proposal is their only option to extend so as they can remain residing here. It seems unjust that a planning policy can forbid an extension to allow folk to remain where they belong. It seems particularly unjust and difficult for agents to explain the situation with applicants, when in truth what is proposed is identical to neighbouring properties; numbers 11 and 12 Moray Street, and number 27 Manse road directly opposite to the west, and I will safely assume many more in the village.

#### **CONCLUSION**

We took on board the Planning concerns and reduced the size of the extension considerably and believe the proposals have very little additional impact if any on the neighbouring property and for this and the above reasons we feel the proposal should have been approved.

Martin Archibald (agent)

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