

My application has been refused for the following reasons:

- 1. The balcony would give rise to any unacceptable loss of privacy and overlooking to the neighbouring property to the south-west of the site.**
- 2. The balcony would be out of keeping with the scale and character of the existing dwellinghouse and surrounding area.**

I would like you to reconsider my application for the following reasons which have previously been raised with the Planning Officers.

Point 1:

With regards to privacy, the neighbouring properties will not lose any privacy when the balcony is in use. It has been positioned to the front of my property away from the neighbours kitchen and landing (gable end) windows and at a height which is neither at ground or first floor level. All neighbouring windows/door areas and gardens are visible from my house/garden and drive at the moment; therefore I gain no vantage by being on the balcony. The balcony panels act as a privacy screen for both parties.

Can I draw your attention to the property at 53 Ashfield Drive which has recently been granted permission to turn a bungalow into a 2 storey dwelling complete with carport. This property now has 2 dormer windows overlooking the neighbouring property. I see from the public consultation that despite an objection regarding this matter, full planning permission was granted.

Point 2:

I will again draw your attention to 53 Ashfield Drive where this property now completely overbears the site and is not in keeping with the rest of the street, which are all bungalows.

19 Ashfield Drive, a Moray Council gap site, which was formally a childrens playground, has also recently been granted permission for a modern dwellinghouse which is in no way in keeping with the surrounding area.

On my street, numerous properties have been granted permission to erect 2 storey gable end extensions which have filled their sites therefore could be deemed overbearing. All upper floor windows face into neighbouring properties.

During a site visit, the Planning Officer informed me that permission for the balcony would unlikely be granted as it is not in keeping with the local area, but was surprised to learn that a balcony has been erected on a property nearby which overlooks neighbouring properties and the Cemetery.

She also informed me that the carport is permissible, therefore I struggle to understand why when I add the balcony it is deemed as overbearing considering up until a few years ago there was around a dozen 20ft Leylandii separating the properties.

The balcony area is only for occasional use in the summer months and is completely removeable for the winter.