

**PLANS FOR 'U'**

**PLANNING & WARRANT APPLICATIONS**

**Jim Cairns**

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**The Clerk,**

**The Moray Council Local Review Body,**

**Legal and Committee Services,**

**Council Offices,**

**High Street,**

**Elgin,**

**IV301BX.**

**20.04.22:**

**Dear Sir / Madam,**

**'Notice of Review' re Planning Application Refusal – Application no 21/01784/APP – Enlarge window and form new window at 17 Harbour Place, Portknockie, Buckie, - Mr Arnold Pirie:**

**Please find enclosed a 'Notice of Review, with regard to the above Planning Application Refusal;**

**1) I have included a 1:1250 O S Map of the area of Harbour Road of Portknockie indicating the dwelling houses which have UPVC windows fitted as existing (indicated by a red X);**

**2) A set of photographs of dwellings in the locality, which have UVC windows fitted:**

**As a 12 year resident of Portknockie, I am fully aware of the beauty of the area and it's harbour, and fully appreciate the benefits of the Portknockie Conservation Area, and that the harbour facing gables should comply fully with the Conservation Policies.**

**But I must comment, that as the great number of properties, which over the years have had upvc windows installed, which I presume all without Planning Approval, then the Planning Enforcement system has seriously failed.**

**As a local Architectural adviser, to me, it is very clear, that Planning Policy should be followed, and in my experience with making Planning applications, that any window upgrading carried out on Listed Building or Conservation applications, my projects within the Portknockie, Cullen and Findochty areas have been fully compliant:**

**I must therefore plead, that my application for Planning Permission on behalf of Mr Arnold Pirie, should be fully given it's approval as with the additional window plus one existing made wider to match, would not make the gable of no 17 Harbour Place out of sink with all it's UPVC windowed neighbouring houses:**

***The fact that to the west end of Harbour Road, that a recent extension has been built with UPVC windows installed, suggests to me that the Planning supervision has been a bit lax:***

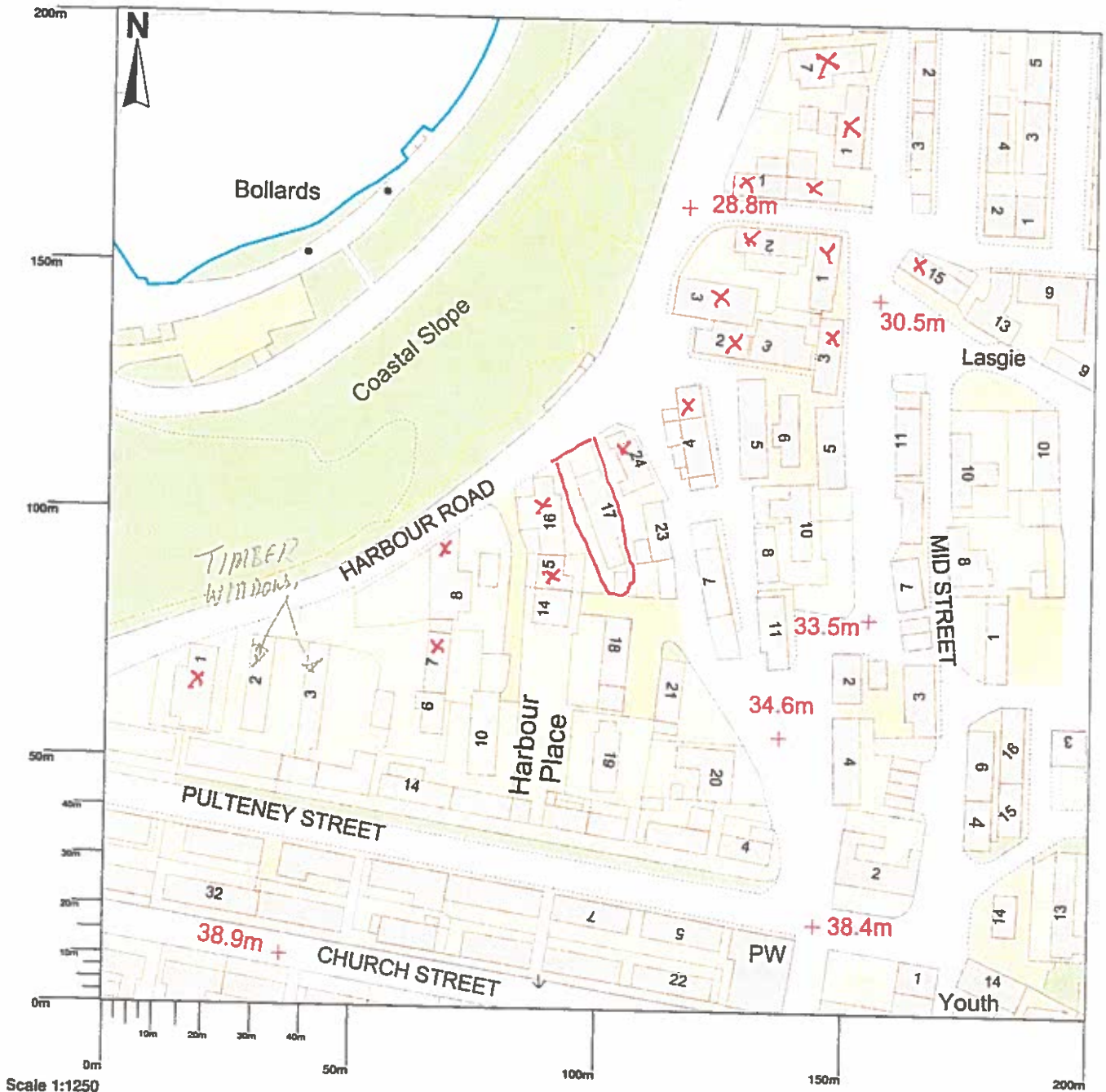
***I am Yours Faithfully***

***James D. [Redacted]***

***Email [planforu1942@gmail.com](mailto:planforu1942@gmail.com).***



# 17 Harbour Place, Portknockie, Buckie, AB56 4NR



Map area bounded by: 348717,868416 348917,868616. Produced on 26 October 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4b//707475/957516

PROPERTIES WITH UPIC WINDOWS MARKED BY RED CROSS,







PROPERTY AT JUNCTION ON TO HARBOUR ROAD,



DWELLING AT TOP END OF HARBOUR ROAD WHICH HAS A UPVC CONSERVATORY,



VIEW DOWN HARBOUR ROAD.



VIEW DOWN HARBOUR ROAD





PROPERTY AT BOTTOM OF HARBOUR ROAD,



NO 17 HARBOUR PLACE WITH ARTSACRE PROPERTY ON  
HARBOUR ROAD WITH GYSEIMB UVIC WINDOWS,





PROPERTIES TO SOUTH END OF HARBOUR ROSS WITH  
UNIC WINDOWS/DOORS/CONSERVATORIES,



PROPERTY ON MIDDLE OF HARBOUR ROAD,



EXTENSION TO TOP WEST SIDE OF HARBOUR ROAD UNDER CONSTRUCTION,