

Lindsey Robinson

From: SAMANTHA WALKINSHAW [REDACTED]
Sent: 29 August 2023 22:18
To: Lindsey Robinson
Subject: 9 Pitgaveny Street

Follow Up Flag: Follow up
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Dear Lindsey,

I would ask that you forward my email to the MLRB with regard to the NOR for planning application 23/00132/APP.

I am the owner of 9a Pitgaveny Street and I have owned my property for 26 years. I am proud to own a traditional property on Lossiemouth's beautiful seafront.

My original objections stand, primarily focused on the National Plan and the Moray Local plan with regard to scale, use of box dormers and over development. The vast majority of my objections (and many others objections) were validated and upheld by the planning officer.

I have read the appeal statement made on behalf of Ms Brennan and it fails to convince me that the original decision was wrong.

This is a traditional building and the applicant was aware of the layout and the condition/ functionality of the property when it was purchased only last year. The proposed development is not in keeping with a traditional building and especially not one on the seafront of Lossiemouth, The jewel of Moray.

In the appeal statement, the examples of other large box dormers are historical. The property given as one example of unbalanced and mismatched dormers is actually a building that is due to be demolished and withdrew its application for box dormers to achieve planning permission. Other examples (3.7) refer to plans that have been await approval/ approved- none of which have box dormers, are all new builds and bear no resemblance to the traditional seafront building of no 9 Pitgaveny street.

Stating that the appellant has to carry food and drink up a flight of stairs is also not completely true and irrelevant- the appellants kitchen is of adequate size for a dining table and chairs (as photographed in the schedule of sale last year).

Stating that the thermal performance jeopardises the health of any occupant is made without any evidence.

Stating that "all proposed works can be undertaken in a self-contained manner" without any structural survey of the entire building having been completed is, again, without evidence.

I respectfully ask that you uphold the planning officers decision and take into account the multitude of objections received by the planning officer.

I am asking you to consider the impact the design of this application would have on a traditional building and the appearance of the Lossiemouth seafront.

Policy is not made locally or nationally without due diligence and I would ask you to please consider the ramifications of diverting from such policy.

Regards,

Sam Walkinshaw

