



LOCAL REVIEW BOARD

FURTHER REPRESENTATION RESPONSE

Alteration & Extension to 9 Pitgaveny Street, Lossiemouth, IV31
6NS

September 2023

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Our Reference:	220104.BRENNAN
Local Authority:	Moray Council
Planning Application Ref:	23/00132/APP
Application Proposal:	Consolidation of two existing mismatched dormers into one box dormer to balance the front elevation; dormer to rear; & and small rear extension containing a boot room.
Site Address:	9 Pitgaveny Street, Lossiemouth
Appellants:	Ms. Brennan
Date Application Validated:	30 th January 2023
Council Decision Notice Date:	17 th April 2023

RESPONSE TO REPRESENTATION

Further to the Representation made by Ms. Walkinshaw on the 29th of August 2023, our response is as follows:

As detailed more fully in the Statement of Appeal document previously submitted, absolutely no claim has been made that the proposals are compliant with the Moray Local Development Plan. On the contrary, the proposals acknowledge the non-compliant element of design, but highlight the opportunity for the existing, poorly constructed, also non-compliant box-dormer arrangement, to be replaced with an arrangement that is more in-keeping with other examples of historic dormers in the wider area.

The existing box dormer arrangement, facing the street front, has evolved in an ad-hoc fashion over a period of time and has little Architectural merit. It does not reflect other historical dormer arrangements on the seafront and is not befitting of a traditional property on the seafront of the jewel of Moray.

The proposals provide an opportunity to significantly improve both the architectural merit and thermal performance of the property, whilst bringing the arrangement more in-line with the local vernacular.



Existing Elevation showing random nature of the box dormers.



Proposed Concept Image showing a more balanced Elevation.

Recent developments in the Seafront area have introduced more modern design elements that sit comfortably within the wider local vernacular and the proposals seek to incorporate this aesthetic to provide a much-needed improvement to the existing, dated, non-compliant arrangement.



Examples of Zinc Clad Dormers

Further to Ms. Walkinshaw's stated objections, we recognise that she may also have concerns that building noise during construction would impact on the Short-Term Holiday let business operated from her property. Our client can reassure Ms. Walkinshaw that all would be done to mitigate any disruption to Ms. Walkinshaw's business. Our client is more than happy to accept any suspensive planning conditions to further reassure Ms. Walkinshaw that any disruption to her business will be mitigated where possible.

It is also worthy of note that since submission of the appeal, the existing box dormer has begun leaking. The box dormer is obviously reaching the end of its natural life, and a quotation of £15,000 has been provided for its repair.

We are in full agreement that the local vernacular must be protected and cherished. However, in this instance the proposals seek to right a past Architectural wrong thereby providing significant long-term benefits to both the appellant and the Architectural merit of the seafront of Lossiemouth.