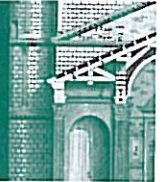


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STATEMENT OF APPEAL

Proposed New Dwelling House at Site to Rear of 12 Alexandra Road, Keith, Moray

Planning Reference : 09/01147/FUL

The Planning Application for house at the rear of 12 Alexandra Road, Keith was refused by Moray Council on 12 April 201. Our Appeal Statement addresses each of the three reasons for refusal as follows :

1. **“The proposal is contrary to the Moray Local Plan 2008 Policies T2, H4 and IMPI”.**

Response

The proposal complies with the Moray Local Plan which encourages new housing in existing settlements provided they are acceptable in terms of open space and community facilities as well as their impact on the surrounding built environment. The proposal, therefore adheres to this policy providing an adequately sized plot with enough garden space for the existing property. The proposed house is also sited in an existing large garden space and the house type provided fits to give a good level of amenity both to it and the existing house at 12 Alexandra Road. As regards Policy T2 this is addressed with the second reason for refusal. As regards Policy IMPI the proposal is in keeping with scale density and character of the surrounding area and would be successfully indicated therein. It can also be adequately serviced and is obviously within existing social and community facilities.

2. **“The Proposal would have an adverse effect on road safety at the access onto Alexandra Road that would result in increased congestion or conflict between vehicles departing and arriving at the same time”.**

Response

The proposed house is to be accessed from Alexandra Road directly along the side of the existing dwelling at number 12 and the bungalow adjacent. There is quite a large gap between the two existing properties and the proposed house would be clearly seen from the street. As with many traditional properties in Keith, the existing house is built

directly onto the back of the pavement but there is adequate site lines to merge onto the street in terms of the space taken up by the pavement. It is also proposed that the existing property and the new house would both have parking which would comply with the current road standards and thus make an improvement to the existing situation. It should also be noted that Alexandra Road is a relatively quiet street and the levels of additional traffic generated would be very modest indeed.

3. **“As there is no road frontage for the site, it would constitute back land development, which would be detrimental to the character and amenity of the area”.**

Response

The proposed house does lie within the feu of the large garden of 12 Alexandra Road. however the garden is quite long and there is certainly plenty of space in terms of amenity for both the existing house and the proposed one. Back land development normally is constituted by something which is totally surrounded by housing development but in this case one of the primary aspects of the house from the site is overlooking existing agricultural land. The proposed house therefore has an outlook which on one of the long sides is open and closed to the rear and ends which is the normal pattern. There is also an existing mix of traditional properties, bungalows and modern houses in the area and addition of one new house, would not substantially change the character of the area in general.

It should also be noted that there are numerous examples of such development, allowed by Moray Council, the nearest of which is 79 Regent Street, Keith. This plot is wholly behind 81 Regent Street and almost backs onto the proposed plot at 12 Alexandra Road, Keith.