

The Moray Council
Planning Section
High Street
Elgin

3rd August 2012
Ref :

Dear Sirs

Local Review Board - Planning Application Reference 12/00874/APP for Alterations to existing garage to form balcony at Ceilidh, 34 Clifton Road, Lossiemouth

The grounds for review of a decision to refuse planning permission for alterations to form a balcony are being submitted in accordance with the Policy laid out in the Planning Act

The application refusal was given under the notice as

“ Contrary to Policy H5 of the Moray Local Plan 2008 the removal of the existing pitched roof, the building up of the wall heads and the formation of a balcony over a new raised flat roof will have a significant and detrimental impact on the traditional appearance of the existing property and result in a bulky high box like structure which conflicts with the character of the existing property in terms of scale and proportions “

We hereby outline our case below

If we break down the refusal and first look at Policy H5 which states “ House alterations and extensions will normally be approved if the appearance of the house and the surrounding area is not adversely affected in terms of style, scale proportions or materials.

The current garage as noted within the officer report is a pitched roof though the materials are asbestos sheeting which is obviously not in character with the main property.



Photograph looking directly at application site



Photograph looking East & West of application site.

This highlights the different characters of Clifton Road (workshop, flats, fire station etc)

If you review the surrounding area then this is awash with various designs, scale which include the fire station, 3 storey block of flats, garage building, flat roof police office to name a few

It is our believe that this is not adverse to the policy and is therefore in accordance with the policy as noted within the 2008 Local Plan which was approved by both Moray Council councillors and indorsed by the Scottish Governments reporters office.

The handling report by the case officer confirms that there were no objections from neighbours or the public.

It also confirms that there were no objections from statutory consultees which included the Council Environmental Health Manager, Contaminated Land Team, Transportation Manager and Scottish Water..

There was also no formal objection from Lossiemouth Community Council

As part of our review, we would note various applications within the locality of this application and certainly Moray as a whole for which applications have been approved and are no different to this application.

We have taken the opportunity to attach these below



A balcony style in same location



This photo shows a similar style of balcony, which is located directly next door to similar style houses as application site and more important a church building in terms of character.



A balcony design located upon the Skerry Brae (all be it balastrades) though the concept of a balcony in a similar style area to the application site



We note the above photo within Lossiemouth which details the traditional appearance which can accommodate various concepts and style and is acceptable to the parent building.

In terms of design this is subjective to the individual and we believe that the design is contemporary and certainly would enhance the existing property and the surrounding area. Glass balconies are not uncommon to Lossiemouth nor Moray

As noted above we see no clear evidence that our application is in any way different from the above permitted applications and therefore note that on this basis our application accords with all policies within the Adopted Local Plan

The main purpose of the application to form a balcony is to support and enhance our current B&B business, which in the current climate requires too seek ways of attracting additional clientele and offering attractive views of Lossiemouth.

We believe that this balcony will support our business and therefore benefit Lossiemouth in the round.

In conclusion we believe that this application proposal is extremely well defined and see no material considerations from the National Planning Policy & Structure and Local Plan to justify anything other than a positive outcome

I would hope that the above is good reason that this application to be readily accepted under the terms of the Development Plan policies for house alterations and specifically under H5. We would contend that the proposed development can be accommodated satisfactorily within the site without having a detrimental visual impact on the surrounding area

On this regard we fully hope that you are in a position to support our application with a recommendation for approval.

Yours sincerely

A large black rectangular redaction box covering the signature of Mrs Heather Johnston.

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