

REPORT OF HANDLING

Ref No:	13/00158/PPP	Officer:	Jim Gibson
Proposal Description/ Address	One and a half storey extension at Southview The Wyndies Garmouth Fochabers		
Date:	18.03.2013	Typist Initials:	JC

RECOMMENDATION

Approve, without or with condition(s) listed below		
Refuse, subject to reason(s) listed below	Y	
Legal Agreement required e.g. S,75	N	
Notification to Scottish Ministers/Historic Scotland	N	
Hearing requirements	Departure	N
	Pre-determination	N

CONSULTATIONS

Consultee	Date Returned	Summary of Response
Transportation Manager	21/02/13	No objection
Environmental Health Manager	14/02/13	No objection
Contaminated Land	18/02/13	No objection

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
Policy 2(f)	N	
H5: House Alterations and Extensions	Y	
IMP1: Development Requirements	Y	
BE3: Conservation Areas	Y	

REPRESENTATIONS

Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Name	Address	
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO): No objections/representations received.		

OBSERVATIONS – ASSESSMENT OF PROPOSAL

The application in principle proposes the erection of a storey and half extension to the rear of the rear of the existing single storey cottage. In support of the application sketches have been provided showing a high storey and half building comprising of garage on the ground floor level and living accommodation at first floor level.

The property is located within the Garmouth Conservation area and as such the application has been advertised as a departure from a number of planning policies (see above) in relation to house extensions and due to its location within the Conservation Area.

The next door property has been extended with a higher extension than the existing property. The bulk of this extension is to the rear of the property generally hidden from public view. The prominent aspect of this development is the linking of the higher roof of the new extension from the ridge of the existing cottage with a sloping hipped area of new roof. The agent is arguing that this approved extension contributes to the diversity of building styles which "add to the lively informal mix of styles which comprises the character of the Garmouth Conservation Area."

This is quite different in character and scale to the extension now proposed to the neighbouring dwelling.

Development within Conservation areas require to preserve or enhance the established traditional character and appearance of the area.

The conflict between the scale, proportions and gable width of the proposed extension in relation to those of the existing cottage significantly fails to meet this criteria.

Despite being located to the rear of the property its sheer bulk will dominate when viewed against the existing cottage. The development will result in an extension looking excessively large and over-dominant of the cottage in terms of wallhead and ridge heights, an excessively wide gable in relation to that of the cottage and a poor visually weak link between the new and the original structures.

This will result in a development which fails to preserve or enhance the established traditional character and appearance of the Conservation Area.

Policy H5: House Alterations and Extensions requires an extension not to adversely affect the house appearance in terms of style, scale, proportions or materials.

Again the style, scale and proportions of the new extension fails to respect those of the existing cottage which results in a clumsy extension which fails to visually link with and respect the cottage.

Policy IMP1: Development Requirements requires that the scale, density and character must be appropriate to the surrounding area.

The proposed extension fails to meet the requirements of this policy in terms of scale and character of the development in relation to those of the existing single storey traditionally proportioned cottage.

The agents were informed at their preliminary enquiry stage, prior to submitting the application that their proposal was considered to conflict with the stated policies. Despite this advice they chose to proceed with the application currently being considered.

The example the agents quote is formed by a higher extension running at right angles to the existing dwelling. The higher ridge line of this extension is therefore more readily accommodated through a sweeping triangle linking the existing roof to the new higher roof. In this regard there is a much less visual conflict with the existing and new builds.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT**HISTORY**

Reference No.	Description			
12/01324/PE	Extension at Southview The Wyndies Garmouth Fochabers Moray			
	Decision	ID/PE Answered	Date Of Decision	31/07/12

ADVERT

Advert Fee paid?	No		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	Planning application affecting LB/CA	14/03/13	
Northern Scot	Departure from development plan	14/03/13	
PINS	Departure from development plan Planning application affecting LB/CA		

DEVELOPER CONTRIBUTIONS (PGU)

Status	
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DOCUMENTS, ASSESSMENTS etc. *

* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc

Supporting information submitted with application?	YES	
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Summary of main issues raised in each statement/assessment/report

Document Name: Supporting Statement

Main Issues: **Proposal in Principle to extend South View, The Wyndies Garmouth IG327GT**

This proposal involves a one and a half storey extension to an existing single storey cottage which has previously been extended over the years. See attached photomontage. This montage has been computer generated using dimensions of the existing property and photographs of the site. We therefore consider the montages to be a reasonably accurate representation rather than an artist's impression.

The existing cottage is traditional in form.

In terms of Policy BE3 the established existing character and appearance of the Garmouth Conservation Area derives from its eclectic mix of buildings of differing styles and sizes laid out on an informal organic network of streets and lanes. In particular two examples of extensions (one long established and one relatively recent) employing the addition of a hipped roof at right angles to a lower ridgeline are to be found close to Southview. These are executed with traditional detailing and add to the lively informal mix of styles which comprises the character of the Garmouth Conservation Area.

The extension proposed will rationalise the existing accommodation at Southview and provide much needed additional space. The resulting extended building will be in many ways similar in character to its neighbour immediately to the north which is a relatively recently approved newbuild (photo No1) and an older property to the south west (photo No2). Like its neighbours this proposal is likely to add interest in a respectful way to the Conservation Area without any detrimental effect."

S.75 AGREEMENT

Application subject to S.75 Agreement		NO
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Summary of terms of agreement:

Location where terms or summary of terms can be inspected:

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)			
Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
Summary of Direction(s)			