

AUDREY GRAHAM

TEL: [REDACTED] MOB: [REDACTED]

Mr Darren Westmacott,
The Moray Council,
Council Offices,
High Street,
Elgin

19th August 2014

Dear Darren Westmacott

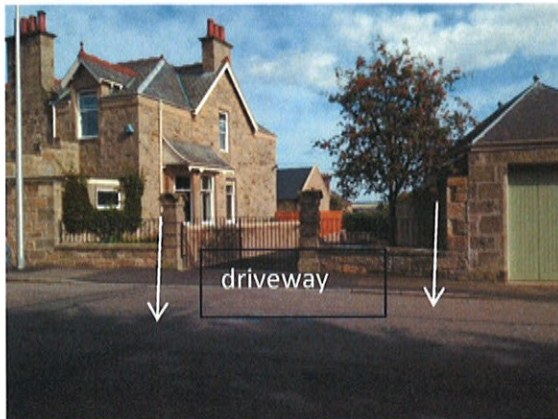
Planning Application 14/01004PPP. ERECT DWELLING HOUSE AND ASSOCIATED WORKS ON LAND AT REAR OF 7 KING STREET, NEW ELGIN.

With reference to your letter dated the 6th August, 2014 regarding the above appeal I would like to submit my objections and reasons.

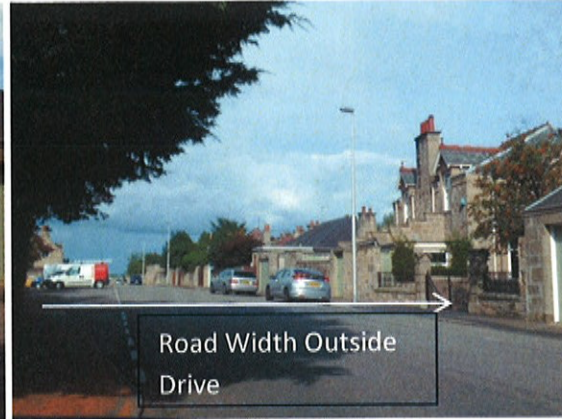
Our property is next door to the proposed development and **my original objections still apply. I know there was a total of 5 objections from neighbours and trust all these still apply.**

1/ Braco Lodge, Mayne Road Elgin, Review upheld and planning was granted in 2012 after appeal.

This development was in a road/street with a completely different structure to King Street in New Elgin. The entrance / drive to the new properties drive is considerable wider and also does not sit directly next to a neighbouring drive not opposite another one. . (See Pic 1) Mayne Road is considerably wider than King Street, there is room to park on both sides of the road and still have a flow of traffic in both directions while cars are parked on both sides. (See Pic 2) It is stated in the appeal that this property was build for owners in front house to downsize and where the property is there is more bushes trees and foliage that protects the privacy of neighbouring properties, it also sits elevated above properties behind it, and **very importantly there were no neighbour objections.** My main point is in my opinion this cannot be used as comparison to the development planned at 7 King Street, because of structure of road, layout and no neighbour objections.



Pic 1 Mayne Road



Pic2 Mayne Road

Not only is the road much wider there is parking across the road in the way of a small layby type carpark. There is also a driveway and garage at the other side left for the original house at the front and private access at the other side of it. Compared to King Street, my driveway is right next to the proposed driveway/entrance, and this new entrance is going to be common access for the new proposed property behind and the original house in front, leaving the house in front with only room for one car in front of the original garage.



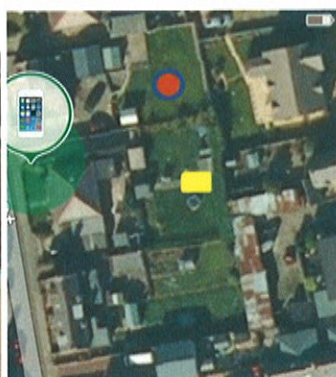
These photos show King Street, parking

Only possible on one side as street is too narrow, where the arrow is shown is outside our driveway, getting out is hard enough with cars across from our drive without meeting other vehicles coming out of a drive directly next to us.

Although that driveway has been there since we moved in, we have never in 26yrs seen the gates opened or a car parked in that driveway, with present or previous owners. Even if the front house did start to use it, it would only be for the occupants of that houses cars, but if you add another house and occupants to the equation it could cause even more congestion than we already have.

If the new development were allowed, and someone bought the property with grown children who drive, or have works vehicles, (vans or caravan) King Street could not cope with more cars parked in the street when all occupants were at home. We have had problems in the past with works vehicles/lrge vans being parked across from our drive from neighbouring properties further up King Street because they could not get parked as it is.

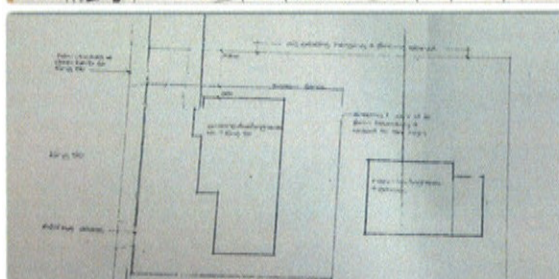
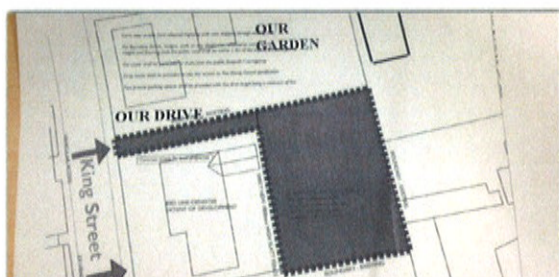
2/ The applicants state that it has no adverse affect on neighbouring properties privacy. I strongly disagree. Ive lived their 26 years and one of the most attractive appealing things about our property is the large private garden at the back. A house was built behind us a good few years ago, but there was already properties behind it looking into our property, and this was not back land, it has full frontage to Nicol Street, so we made no objection to it, but to build one on the other side is going to close us in between it, next doors garage and the one behind. We believe this would have an adverse effect on our privacy, noise levels, leaving us with a "closed in" feeling, and also affect the price and sellable value in the future.



● Our garden

■ No. 7 garden

I feel these pictures show that the development would have an adverse affect on not only our property but the ones on the other side of the development, as mentioned in mine and other neighbour on other side objections.



Site plan for proposed development. Please note the extension on No. 7 coming out the back of the property was built last year and was not there when the original Outline Planning was given in 1980. The area has changed, the original house.. and traffic levels and rules have changed a lot in 34yrs, the fact Outline planning was approved 34yrs ago should have no bearing on this

The driveway of number 7 is directly next to ours, if there were 2 or 3 cars or even more coming from there (bearing in mind ive never seen a car down that drive in the 26years I've lived there I very much doubt there would be room for 2 cars never mind 3 or 4 to fit in there, people will park in the street to save moving vehicles to get in and out as they do now, they also mention this drive will be for shared common use) That would add to people and traffic using a drive that hasn't been used in 26yrs, that has to have an adverse affect on our privacy and noise levels.. our back door is a few feet away from that drive. At the moment we find it hard enough to get in and out our drive, without

meeting vehicles coming out of there at the same time, and most likely adding to the amount of vehicles parking across from our drive, which makes it hard to come and enter our drive.



These pics show how close I am to other vehicles while trying to reverse or drive into my driveway, the middle pic shows both drive ways, ours being the first one on the left.

On these basis, I feel the development would strongly have an adverse impact on my property, for parking, which is already a problem.

3/ In April 2010 Planning then an appeal was refused in a backland proposed site at 12 Alexandra Road, Keith. The reasons stated being, it was **backland and there was no frontage for the site, which would be detrimental to the character and amenity of the area, also it would result in increased congestion or conflict between vehicles departing and arriving at the same time.** The drive proposed for this development is immediate next to my drive and straight across the road from another one, adding another house, not knowing how many cars or types of vehicles may be owned by that property, is highly likely to cause conflict between vehicles arriving and leaving at the same time. Also with it being backland and privacy issues it was refused on the grounds neighbours are objecting to this application for.

4/ All the other samples mentioned in the applicants notice of review **were granted permission well before the Backland rule,** and Nicol Street is wider than King Street, again there is room for parking on both sides of the street and vehicles can still pass. **Also many years have passed since a lot of these developments and traffic has increased considerably due to more people owning cars, families growing up and living at home longer adding to more cars per property.**



This is the front of property at number 7. There is room only to park 1 vehicle outside this property. On the left hand side of the picture you can see our property and the proposed drive for the new property is between these 2 house, right next to my drive. Another house behind this one is going to cause a lot more traffic flow between and in front of these properties. This problem is more important now because of the rise in car owners since outline planning was approved in 1980 for this garden and when the rest of the properties got permission to build in gardens, which I presume is one of the reasons the backland rule was put in place.

I have tried my best to lay out my reasons for my objection and I am defending the future of a home we have lived in for 26yrs and will most likely live in now until we retire. I am concerned about the fact that if developments like this are allowed, it will open the flood gates to people to just build in the their back gardens and move on, leaving the neighbours who have objected with the problems of the developments. **There is no guarantee the applicants of any proposed developments like this are actually going to live in the properties and have to live with the consequences. The backland rule is there for a reason,** and I feel the objections made by myself and the other neighbours highlight these reasons.. Mayne Road, although it was backland, is a completely different structure/area and **had no neighbour objections.** Keith was rejected for reasons similar to the neighbour objections with this one. I also feel that the house that would be built in this development is not going to offer any different living accommodation than is already offered in the original property. Even if it does meet the size of ground required it is extremely tight and I cannot see why anyone would benefit from 2 properties within such close proximity to each other. The development is very clearly against Council Policy being backland and all neighbour objections have valid reasons to object.

Thanking you.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

Audrey Graham