

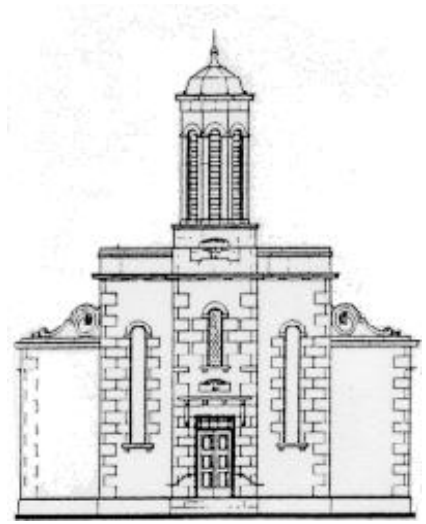
# MARTIN ARCHIBALD

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Our Ref: MJA/mja/GM

25th November 2014

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Dear Sir/madam

**LR111 - Planning Application 14/01344/APP 28 King Street, Lossiemouth**

I refer to the above and to your e.mail containing comments from neighbours objecting and would like to comment as follows;

**From owner of Braemoray;**

*1) The proposed extension's westerly outlook onto our gable end they stated "there are only two small windows one of which is obstructed by a garage". These two openings are in fact a window and the rear entrance door to our property, neither of which are obstructed by our garage. Furthermore, they have not mentioned the third opening on this elevation which is our 6ft high by 3ft wide Kitchen window which is 11ft nearer to their boundary than the two windows they do mention. This Kitchen window and our private patio area outside are what prompted us to comment about being overlooked by the proposed 2nd story windows.*

**reply;** There appears to be 2 windows on the ground floor, the one to the north of the gable appears to have their timber garage in front of it and certainly has the garage belonging to the applicants blocking it. The window on the gable serving the first floor of the property is much closer to the road and would not be directly looked upon by the proposed extension

Notwithstanding this, this area ( and much of) Lossiemouth by its evolvement is high density housing, semi detached / terraced with no front gardens but rear and looking on to other properties. Broadly speaking, each neighbour looks over each neighbours garden from the first floor windows, this is the nature of the town. The house as it stands has 3 ground floor and 3 first floor windows looking towards Braemoray. It also blocks completely 3 windows from the adjacent flats. I feel that the extension improves the amenities of the adjacent properties.

*2) If as stated "the design of the extension gave full consideration to the adjacent properties". Then why are they not using all of the courtyard area for a single story build and not just the foot print of the outhouse they have already taken down? Taking down the remaining outhouse would allow them to achieve the same square footage applied for without the need for a second storey. This would be in keeping with other properties in the area that have been restricted to single story extensions. If you need to view my property to confirm any points please do not hesitate to contact us.*

**reply;** Taking down the whole of the outhouse and garage would not be desirable. The applicant would like to keep the garage as, although it may look in poor repair it is surprisingly sound and watertight.

**From Mr Ian Main**

*What we are objecting to is the monstrosity he has applied for, not only will it be detrimental to our well being as it will block out all our natural light and will exacerbate the drainage problem from rain we already have and the ground will never dry. To us it will be like going back to the 19th century dark, dank and fetid. As our houses are small we use the small garden as an extension of our homes we like to eat and relax in our garden.*

*The design of the extension is not sympathetically done with any thought to the surrounding area and neighbours.*

2

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**reply;** The proposal if approved would have no effect on any drainage problems Mr Main may have. It will be subject to a Building warrant application and all work will be carried out to comply with all current regulations.

The property is already overlooked by the immediate next door neighbours house, the 2 flats adjacent to Queen Street as well as the application site as it currently stands. It could be argued that both neighbours to the north will enjoy more privacy should the proposal go ahead as there will be no windows overlooking the gardens.

**In conclusion**

The applicant purchased this house which is subject to a closing order. the existing roof requires to be replaced and in its present condition affects both the adjoining flats as well as the house. The work is in desperate need to be carried out so as to limit any further damage to the application site as well as these adjoining properties.

The design improves dramatically the adjoining flats however has to bedroom windows looking west towards Braemoray some 33 feet away. The alternative would be to position them on the south wall looking directly on to both flats 14feet away or on the north with views towards the sea, however overlooking back gardens. The existing house site and outbuildings as it stands looks into Braemoray and seriously affects both adjacent flats. Our proposals has little impact on Braemoray and does enhance considerably the adjacent flats, which have no amenities other than a right of access. It also has 12 feet high garden walls / outbuildings which impose themselves on the north neighbours.

I would also like to confirm that the Planning officer ( rightly in my mind) was minded to approve the proposals as they stand.

kindest regards

Martin Archibald ( agent)