

7. **LRB 434** – Notice of Review Against Refusal of Full Planning Permission for Change of Use from Business (Class 4) to Flat (Sui Generis) at 5 Muirskie Grange, Banchory, Aberdeenshire, AB31 6EB – Reference: APP/2018/2093.

(iv) Applicant/Agent's Response to Representation Received.



GROUNDWATER
ARCHITECTURAL DESIGN

Ref: 18-240

10 December 2018

Committee Officer
Business Services
Legal & Governance
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

For the attention of Frances Brown

Dear Frances

PROPOSED CHANGE OF USE AT MUIRSKIE GRANGE, DENNISIDE OF DURRIS

In response to the correspondence received from the neighbours we would make the following observations.

They have generally restated the points raised in their original letters of objection for which we have provided mitigation in our in our previous statements and some supposition on our client's motivations for the proposal which we do not believe to valid planning issues.

Again, we would state the issue of overlooking is an existing situation irrespective of the use of the building.

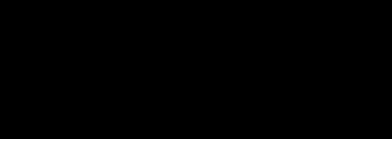
None of the Velux windows look directly into the adjacent windows. Using the rule of measurements from the householder design guide: adjacent buildings are approximately 90 degrees from proposal, the minimum separation distance between proposed & existing windows is at least 2metres, also any window greater than a distance of 18m from proposal to be excluded, we have determined that none of the dwellings are adversely affected by our proposal and the only overlooking would occur in the gardens which has been largely mitigated by the existing boundary treatments and outbuildings surrounding our clients site

We would note that the additional south facing windows were in fact suggested by the planning officer to enhance the property for the potential residential occupants

We would further note the current trend for rural developments is for smaller houses and flatted properties and this change of use would be in line with this

We trust this response is satisfactory and await the committee's decision on this matter

Yours faithfully,



Kevin Groundwater
Groundwater Architectural Design