

5. **LRB 503** – Notice of Review, Against Refusal of Full Planning Permission for Erection of Dwellinghouse at Site to the Rear of 11 High Street, Cuminestown, Turriff, AB53 5YD – Reference: APP/2020/0747.

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

10th November 2020

FAO Frances Brown

Dear Frances,

**NOTICE OF REVIEW UNDER TOWN AND COUNTRY PLANNING (SHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**FULL PLANNING PERMISSION FOR ERECTION OF DWELLINGHOUSE AT SITE TO REAR OF 11 HIGH STREET, CUMINESTOWN, TURRIFF, AB53 5YD – REFERENCE: APP/2020/0747**

On Receipt of your letter dated 28/10/2020 we have taken the opportunity to amend the site layout plan to tie in with the title plan supplied by Mr Delday for his property at 9 High Street, Cuminestown and have attached the revised drawing with this letter (L1095/PL/02 rev B).

An area of ground 1.2M wide adjacent to the garage owned by Mr Delday has been removed (approx. 3m<sup>2</sup>) reducing the application site to 182m<sup>2</sup>, this does not effect the position of the proposed house nor its parking area and still allows for 100m<sup>2</sup> of private garden ground within the application site as per the requirements of the current policies.

Having overlaid the neighbouring title plan with the site plan / ordnance survey information it would also appear that the existing corrugated iron boundary fence between 9 & 11 High Street, which we were assuming was the boundary line appears to be approx. 300mm into the applicants land, therefore should this be replaced any new fence will be erected as per the title plan supplied, this will increase the finished site by 5m<sup>2</sup>.

We are aware that this is more a legal matter than a planning matter, however we feel that due to the size of the site and development the review body should be aware that these alterations will not effect policies being met on the application site.

We would also like to point out that the information contained within the neighbouring title plan also helps demonstrate the restrictive nature of the available ground to extend onto at the rear of number 11 High Street.

We hope that the revised plan and the information contained above will satisfy the review body, however should any further information be required do not hesitate to contact me.

Yours Sincerely



Jim Ironside  
JAMES G. IRONSIDE LIMITED  
Architectural & Building Consultant

