



Marr Area Committee Report 30 August 2022

Reference No: APP/2022/0622

Full Planning Permission for Demolition of 3 Dwellinghouses and Erection of 4 Dwellinghouses at 13-17 Raemoir Road, Banchory, Aberdeenshire, AB31 5UJ

Applicant: Mr & Mrs Garioch, Drumhead, Finzean, AB31 6PB
Agent: Gerry Robb Architectural Design Services, Bridgend, Bridgeview Road, Aboyne, AB34 5HB

Grid Ref: E:370425 N:795934
 Ward No. and Name: W16 - Banchory and Mid-Deeside
 Application Type: Full Planning Permission
 Representations: 4
 Consultations: 3
 Relevant Proposals Map: Aberdeenshire Local Development Plan 2017
 Designations: Aberdeen Housing Market Area
 Complies with:
 Development Plans: Yes
 Main Recommendation: Grant



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1e of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for approval and there have been valid objections from third parties and 50% or a majority of responding Local Ward Members in the Ward in which the development is proposed have requested that the application be referred to the Area Committee.

Councillor Eileen Durno – “Refer to Marr Committee for further discussion on layout, siting and design”

Councillor Ann Ross – “I think that this application should be referred to the Area Committee for further consideration due to the matters raised by objectors in relation to overshadowing.”

- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 Full planning permission is sought for the demolition of 3 dwellinghouses and the erection of 4 dwellinghouses at 13-17 Raemoir Road, Banchory.
- 2.2 The site is located within the settlement boundary of Banchory and encompasses three properties with the overall site measuring approximately 40m by 40m. The properties consist of a detached bungalow and a pair of semi-detached dwellings. Both buildings are single storey and are characterised by slate clad hipped roofs, rendered masonry walling and PVC windows and doors. The site fronts directly onto Raemoir road to the west, is bounded by neighbouring properties on the other three sides. The land slopes gently down from north to south across the site. The rear garden areas also drop gently down to the east, where they are bounded by properties on St Nicholas Crescent.
- 2.3 Permission is sought to demolish the existing properties on the site and replace with two, 2 storey semi-detached buildings, providing four three-bedroom dwellings. The replacement dwellings would be sited on the footprint of the existing buildings with attached, single garages. The dwellings would have hipped roofs, with the main gable protruding forward of the building line, where the access to the dwelling would be located. The properties would have rendered walls with timber cladding, tiled roof and UPVc windows. The dwellings would be a mirror image of each other, with a height to the ridge line of approximately 7.1 metres and to the eaves of approximately 5.2 metres.
- 2.4 The garden ground to the rear would be bound by 1.8 metre fencing between plots and to the south, to the east the existing 1.8 metre timber fence would be retained and repaired where necessary, to the north the existing fence and

wall would be retained. The garden would be laid to lawn with the existing shrubs/hedging retained along the east boundary. The low-level boundary wall along Raemoir Road would be retained and reformed to suit the access arrangements. Access would be taken off Raemoir Road with each plot providing parking and turning for 2 cars and a refuse collection point. There would also be a pedestrian access with paved pathway to the entrance door.

- 2.5 There have been ongoing pre-application discussions regarding the proposal and various amendments, which have involved reducing the scale and massing of the dwellings. Additionally, during the course of this application, the design has been altered to amend the garages to hipped roof, which further reduces the massing and ties in better with the surrounding design style.
- 2.6 Connection to the public drainage network and public water supply is proposed. A new surface water soakaway is proposed within each garden ground.
- 2.7 The application includes the additional supporting documents:
- Solar Studies have been prepared by Gerry Robb Architectural Design Services. The plans indicate the extent of shading for both the existing and proposed scenario at set intervals during January, March, May, July and September. Further consideration of the solar studies is discussed in section 11 below.
 - A Design Statement was prepared by Gerry Robb Architectural Design Services and was submitted along with the application. The statement provides an explanation of the site characteristics and history, description of the proposal including consideration of the layout and design. The Design Statement provides 3D visualisations of the proposal.

3. Representations

- 3.1 A total of 4 valid representations objecting to the proposal have been received as defined in the Scheme of Governance. All issues raised have been considered. The letters raise the following material issues:
- Proposed height of the dwellings is significantly higher than the existing properties and contains a larger footprint, which is not sympathetic to adjacent properties;
 - Impact on neighbouring amenity in regard to loss of privacy;
 - Detrimental impact caused by overshadowing.

4. Consultations

Internal

- 4.1 **Legal and People (Developer Obligations)** have confirmed that the proposed development does not trigger the Developer Obligations and Affordable Housing policies and therefore, no contributions are required.

- 4.2 **Environment and Infrastructure Services (Roads Development)** has commented that the applicant has shown integral garages providing one space with an additional space and turning outside the property. They recommend that the permitted development rights be removed from these properties in relation to the garages to ensure adequate parking is provided in perpetuity. The applicant is advised that the work on the footpath will require a Roads Excavation Permit and that this work will require to be coordinated to avoid multiple patches along the length of the development. They hold no objection subject to a condition in relation to the new access, and off-street parking for 2 cars.

External

- 4.3 **Scottish Water** holds no objection to approval, the proposed development will be fed from Invercarnie Water Treatment Works and a separate enquiry should be submitted directly to Scottish Water. There is sufficient capacity in Banchory Waste Water Treatment Works.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long-term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2020

The Strategic Development Plan (SDP) was approved on 12 August 2020.

The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years. All parts of the Strategic

Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City & Shire SDP 2020 as approved forms part of the Development Plan.

5.3 Aberdeenshire Local Development Plan 2017

Policy P3 Infill and householder developments within settlements (Including home and work proposals)
Policy E1 Natural heritage
Policy RD1 Providing suitable services
Policy RD2 Developers' obligations

5.4 Proposed Aberdeenshire Local Development Plan 2020

Aberdeenshire Council on 5 March 2020 resolved to agree the Proposed Aberdeenshire Local Development Plan (LDP) 2020 as the "settled view of the Council" on what the final adopted content of the LDP 2022 should be. The Proposed LDP 2020 is a material consideration in the determination of planning applications. The Planning Authority must therefore assess what weight it should have in the context of this particular application. The Reporter's report of Examination of the Proposed LDP 2020 has now been published (24 June 2022). Notwithstanding, there is currently no authority to use the Proposed Local Development plan as a substitute for the Local Development Plan 2017. The weight that can be given to the phrase "settled view of the Council" can only be interpreted in the context of the publication of the Proposed Local Development Plan 2020 (March 2020). Even with the certainty associated with the Reporters' Report it still remains only a material consideration in determining planning applications. However, consideration will be given on a case by case basis where the weight of the Reporter's Report should be given overwhelming significant weight when it is most advantageous to the applicant's proposals. SPP Paragraph 34 is of associated relevance.

The Scheme of Governance reserves determination of planning policy to Full Council for resolution. As such until the Proposed Local Development Plan 2020 has been formally adopted by Full Council (as LDP 2022) can this be considered as the Council's "settled view".

It should be borne in mind that the LDP has been written to be implemented as a whole and not the selective use of agreeable parts.

On the 18 April with reference to the legislation the LDP 2017 becomes technically 'out of date'. Notwithstanding the Aberdeenshire LDP 2017 remains the primary document against which planning applications should be determined until such time as a new LDP for the area is adopted. Currently Scottish Planning Policy (SPP) deals with this circumstance at Paragraphs 32 to 34. The policies of the LDP 2017 are reflective of the policy position within SPP. Both SPP and the National Planning Framework 3 are confirmed as significant influences on the content of the plan, as confirmed within Section 2 – 'Influences of the Plan'. In summary, when a development plan is more than five years old the presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits. All of these matters however are already embedded within the policies of the Local Development Plan 2017 and deemed robust in their consideration.

6. Discussion

- 6.1 Paragraph 33 of Scottish Planning Policy (SPP) states that where a development plan is more than five years old, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.
- 6.2 The main issue to be addressed in the determination of this application is acceptability of the layout, siting and design and visual appearance of the development and associated technical aspects of the development.

Principle of development and layout, siting and design

- 6.3 Policy P3 Infill and householder developments within settlements supports development in the settlement boundary where it respects the scale, density and character of its surroundings and will not erode the character or amenity of the surrounding area. The increase in density through the addition of 1 dwelling is not considered to be at odds with the character of the area. The site is located within the settlement boundary of Banchory, which contains a varied street scene, with Raemoir Road containing a mix of flatted development (towards the south end) detached and semi-detached dwellings.
- 6.4 Although the dwellings would contain a larger footprint than the existing, protruding further east into the garden ground, they follow the existing pattern of development, with an appropriate level of garden ground sufficient for the settlement location, and comparable with neighbours. The materials are appropriate, rendered walls, tiled roof and UPVc windows, with the addition of timber cladding to add variety.
- 6.5 There has been ongoing pre-application discussions with the agent regarding the proposal, primarily, the height and massing of the proposed dwellings.

This is an area which representations raise as a concern and consider unsympathetic to the area, detrimentally impacting on amenity. The Design Statement provided 3D visuals which allow the dwellings to be viewed in context to the neighbouring single storey properties. Additionally, numbers 23 and 25 Raemoir Road are 2 storey, which the agent argues has set a precedent for this scale of property. Notwithstanding this, although the properties will be larger in scale than the immediate neighbours, they will be marginally higher than number 11 Raemoir Road and comparable to numbers 23 and 25. The design has been amended during pre-application discussions and during the course of the application, to reduce the ridge height and amend the garage to a hipped roof. This is considered to reduce the visual massing, allow the design to be more in keeping with the street scene. Therefore, when taking into consideration the location and context of the surrounding area, the scale and massing is not considered to be at odds with the character of the area.

Potential Impact on Amenity

- 6.6 Representations raise concerns regarding a loss of privacy due to the height of the dwelling and change in ground levels and overlooking from the first floor of the rear elevation eastwards towards St Nicholas Crescent. Additionally, overshadowing of neighbouring garden grounds.
- 6.7 Firstly, regarding potential overlooking, the ground level would drop between the proposed dwellings and rear boundary fence (east-west) resulting in the proposed dwelling being sited appropriately 1 metre higher than the east boundary fence. Notwithstanding this, there would be a window to window separation distance of approximately 26 meters, and a window to fence separation of approximately 16 metres. In the settlement location and within dense residential areas, it is accepted that the separation distances will be less than large plots or rural locations, and the above is considered to allow for an appropriate level of amenity. Furthermore, the site will be bound by 1.8 metre timber fencing ensuring privacy is retained between the ground floors and garden grounds.
- 6.8 Due to the concerns regarding overshadowing, the application is supported by solar studies. As stated above, it is acknowledged that there is a gradual change in ground level across the site. This also runs north to south with number 11 Raemoir Road siting lower than the proposed dwellings. This will increase the potential overshadowing or perceived overbearing impact.
- 6.9 The solar studies provide a breakdown of the potential shadow cast at set intervals during the morning, midday, afternoon and early evening (where applicable) for the months of January, March, May, July and September. Firstly, in regard to the potential shadow cast which would impact on the neighbouring properties to the east (St Nicholas Crescent). As these neighbours are to the east of the application site, any potential impact would be in the evening. The solar studies demonstrate that the greatest impact would be in the early evening (4pm) in March, where a section of the hipped roof would cast a shadow further than the existing shadow, into the garden

ground of number 19 St Nicholas Crescent. The impact at 4pm is considered be minimal, with garden ground remaining out with the shadow.

- 6.10 To the north, towards neighbouring property 19 Raemoir Road, the greatest impact will be midday in the winter months, when the increase in height of the dwellings, casts a larger shadow across their rear garden ground. Notwithstanding this, the proposal will remove the existing garage/outbuilding which is located within the garden ground of the application site, which will remove a small section of shadow that is currently cast in the winter months. The balance of this presents a marginal increase in shadow at a limited time of the year where there is little direct sun light.
- 6.11 Regarding the potential impact to the south of the proposed site, the potential for the greatest impact on neighbouring properties to the south is in the evening in May/September. In May and September at 6pm the shadow will stretch further into number 11 Raemoir Road's garden ground than existing, however, in the height of the summer at this time of day, the impact is marginal.
- 6.12 However, even when the impact is at its most significant, the neighbouring garden grounds retain a level of garden ground out with the shadow, or the impact is at a time of year/day when there is less likelihood of people being in their gardens, and indeed when there is less direct sun light due to the winter months generally presenting cloud cover. Furthermore gardens can still be light and bright without direct sun. The proposed dwellings will change the outlook for immediate neighbours, but the amendments to the design, which alter the roof, reducing the massing are considered to limit any potential overbearing impact. The Planning Service do not consider the overshadowing impacts at limited times of the day and limited points in the year to be sufficient in terms of a significant amenity impact to warrant refusal in this instance. Subsequently, the proposal is considered compliant with Policy P3 Infill and householder developments within settlements (Including home and work proposals).

Technical considerations

- 6.13 Turning to Policy RD1 Providing suitable services, the dwellings would be served by a single garage with one additional space and a turning area outside the property. Roads Development recommend that the permitted development rights be removed from these properties in relation to the garages to ensure adequate parking is provided in perpetuity. Therefore, a condition will be attached to the consent which will remove Class 3A of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992. This will remove the permitted development rights for the garage to be converted into an additional room within the dwelling without the need for further planning permission.
- 6.14 They also advise that the work on the footpath will require a Roads Excavation Permit and that this work will require to be coordinated to avoid multiple patches along the length of the development. Roads Development

hold no objection subject to conditions in relation to the new access and off-street parking for 2 cars, which is sufficient to confirm that the proposal is compliant with Policy RD1 Providing suitable services.

- 6.15 Connection to the public water supply and drainage arrangement is proposed. An additional soakaway is proposed within each garden ground to cater for surface water run-off. The size of the soakaways have been designed utilising the appropriate calculations, however a condition will be attached requesting further information on the ground conditions and final confirmation certified by an appropriate specialist.
- 6.16 Developer Obligations have confirmed that the proposed development does not trigger the Developer Obligations and Affordable Housing policies and therefore, no contributions are required, in accordance with Policy RD2 Developers obligations.

Potential Impact on Bats

- 6.17 During pre-application discussions, the Natural Heritage Officer confirmed that the existing houses are relatively modern and look to be well sealed. There is poor connectivity to good bat habitat and subsequently no bat survey is required in accordance with Policy E1 Natural heritage.

Conclusion

- 6.18 Overall, the proposed dwellings are considered appropriate in terms of design, in keeping with the street scene and adding to the mix of housing stock in Banchory. It is accepted that the 2 storey dwellings will alter the outlook for neighbours. However, the supporting solar studies evidence that the potential amenity impact, in terms of overlooking, overshadowing or overbearing is not to a detrimental impact worthy of refusal of the planning application. The scale is proportionate to the site and dwelling thus is considered compliant with Policy P3 Infill and householder developments within settlements (Including home and work proposals) and is recommended for approval.
- 6.19 The policies contained in the Local Development Plan 2017 remain compliant with the principles of sustainable development as guided by the SPP and therefore provide an appropriate basis for the determination of this application.
- 6.20 The proposal is supporting good design and the six qualities of successful places would contribute towards sustainable development. This carries significant material weight lending itself to an approval.
- 6.21 In assessing the proposed development against the wider policies of SPP and the LDP 2017 and any other material considerations, there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Implications and Risk

- 8.1 An integrated impact assessment is not required because the granting or refusing of the application will not have a differential impact on the protected characteristics of the applicant or any third parties.
- 8.2 There are no staffing and financial implications.
- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.
- 8.4 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

9. Departures, Notifications and Referrals

9.1 Strategic Development Plan Departures

None

9.2 Local Development Plan Departures

None

- 9.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 9.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 9.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

10. Recommendation

- 10.1 GRANT Full Planning Permission subject to the following conditions:-**

01. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

02. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long-term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

03. Prior to the occupancy of each property, off-street parking for 2 cars, surfaced in hard standing materials must be provided within each site. The maximum gradient of the first 5m of the new access must not exceed in 1 in 20.

Reason: In the interest of road safety.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order, the garages shall be permanently retained and shall not be altered in any way under the terms of Class 3A of Schedule 1 of the above Order without an express grant of planning permission from the planning authority.

Reason: In the interests of ensuring sufficient parking provision in perpetuity.

05. Prior to commencement of development, full details of the proposed surface water drainage systems shall be submitted to the Planning Service for approval, including details of the ground conditions and the infiltration rates, prepared by a suitably qualified person. The surface water drainage system shall be carried out in accordance with the agreed details.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

10.2 Reason for Decision

The Planning Authority considers that the application is for a development that is in accordance with the Aberdeenshire Local Development Plan 2017 and Scottish Planning Policy. The layout, siting and design is considered acceptable, without impacting on the character of the area or amenity of neighbours in line with Policy P3 Infill and householder developments within settlements (Including home and work proposals).

The presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.

The proposed development accords with the Scottish Planning Policy principles of sustainable development. This carries significant material weight lending itself to an approval.

In assessing the proposed development there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

Alan Wood

Director of Environment and Infrastructure Services

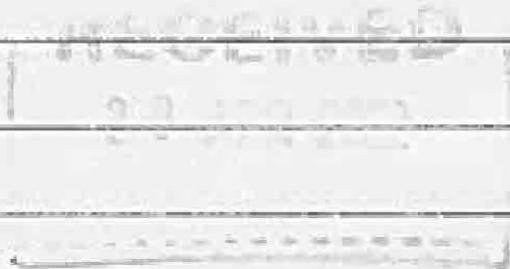
Author of Report: Louise Todd

Report Date: 11 August 2022

Bonchony
11 Rossmore Road,
Bonchony
13 April 2022.

APP / 2022 / 0622.

13-14 Rossmore Road.



I am not against the properties being demolished but would prefer 3 houses in the proposed site and of a similar style to the rest of the houses in this section of Rossmore Road. I am concerned that if larger houses are built I am going to be overshadowed at the back of my property.



From: [REDACTED]
To: [Planning Online](#)
Subject: APP/2022/0622
Date: 10 April 2022 20:07:33

I Duncan Forbes wish to comment with objection to the planned application APP/2022/0622 due to the following;

1. Invasion of privacy
2. Loss of light

1. The houses sit on an elevated position of approximately 6ft from property lowest point to rear of garden. The proposed plans show a rear gain of 3.5 metres with an added 1.75m height with an upstairs window also. This will enable all windows to look into our property including the bedroom windows upstairs.
2. The proposed rear gain and height will add to a loss of light in the rear garden earlier in the day.

I welcome any inspection of my property to gain a perspective in relation to the objection.

Duncan Forbes
19 St Nicholas Crescent
Banchory
AB31 5YF

Comments for Planning Application APP/2022/0622

Application Summary

Application Number: APP/2022/0622

Address: 13-17 Raemoir Road Banchory Aberdeenshire AB31 5UJ

Proposal: Demolition of 3 Dwellinghouses and Erection of 4 Dwellinghouses

Case Officer: Louise Smith

Customer Details

Name: Mr Gavin McDonald

Address: 17 St Nicholas Crescent Banchory AB31 5YF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application on the following grounds.

1. Loss of Privacy.

a. The proposed build is significantly higher than the existing properties and is on a larger footprint. Based on my calculations the new build will sit 3.5 mts nearer to my boundary.

b. The proposed new roof line is 1.75 m higher than the existing property and the centre of the roof will be 1.5 m closer to my property. The foundation height of the proposed build is approx 1.9 metre higher than my property.

Taken together the above factors will have a significant negative impact on my privacy.

The additional height and closer proximity to my boundary of the proposed new build will result in the upper floor windows to the rear of the new build looking directly into my upstairs bedroom window.

Loss of Natural light.

a. The increased height and increased proximity of the new build to my boundary will considerably reduce the natural light in my back garden, particularly in the winter months.

In order to better understand my concerns I ask that planning officers visit my property in order to visualise the impact of the new build.

Comments for Planning Application APP/2022/0622

Application Summary

Application Number: APP/2022/0622

Address: 13-17 Raemoir Road Banchory Aberdeenshire AB31 5UJ

Proposal: Demolition of 3 Dwellinghouses and Erection of 4 Dwellinghouses

Case Officer: Louise Smith

Customer Details

Name: Mr Alexander Reid

Address: 15 St. Nicholas Crescent BANCHORY AB31 5YF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development on the basis that the new buildings are going to be higher than both the existing houses and the houses on either side of the development.

I have no objection to the re-development of the existing dwellings but the ridge line of any new building should not be higher than the ridge line of the adjoining properties. Also the existing and the adjoining properties are 1 or 1.5 storey whilst the proposed development is a full 2 storey. Any new development should be sympathetic to the adjacent properties.