

AGENDA ITEM 5

APPENDIX 4C

2021/0305/DET

**PUBLIC REPRESENTATIONS-
OBJECT**

2021/0305/DET

From:Helen Deery
Sent:Wed, 17 Nov 2021 19:58:54 +0000
To:Planning
Subject:Ref planning application 2021/0305/DET

To whom it may concern, please see below comments on the planned buildings on the Struan House Hotels, Carrbridge site.

As the first private house on the boundary of the Struan plot, we are generally approving of the drawings and plans, we do have some serious concerns and objections concerning the last set of 2 flats (cottage type C) to the east of the plot and directly on our boundary.

1. The position of the flats in relation to our own existing house.
 - a. The siting of the build will have 4 windows and our back door area looking directly onto a very close and solid building.
 - b. Two windows from the proposed flats will be directly overlooking our property at close proximity, directly into our main living area and our outdoor recreation areas.
 - c. The height and siting of the building will completely block all sunlight from our kitchen/dining room/lounge, bedroom, bathroom and our specifically designed outdoor kitchen garden & BBQ area.
2. The proposed position of this block of flats is directly above our sewer, our mains water and our electricity also.
3. The removal of a significant amount of long established trees and the wildlife associated with them.
4. As there are already 3 established properties at this end of the plot, adding in potentially a significant amount of cars (plus visitors) to this narrow point in the access road will increase traffic flow. Already both Ellanwood Road residents, visitors and neighbouring houses use this access road to park. Previous owners have taken down the boundary fence between Struan and Ellanwood road and the state of the existing fence would need replaced all the way down the lane to the last private house.
5. Access into and out of the site from the main road is difficult at the moment mainly due to the north view being blocked by a large hedge from Rose Cottage.
6. The entrance in from the main road is narrow and vehicles are regularly abruptly stopping behind those of us turning down, not appreciating the low speed and turn needed to enter. This along with the substantial amount of vehicles using the single entrance road, will inevitably be a much greater issue due to meeting vehicles exiting.

Brendan & Helen Deery
Carrwood