

AGENDA ITEM 8

APPENDIX 3b

2018/0139/DET

**REPRESENTATIONS
GENERAL**

From: Zoe Cooke
Sent: 29 Apr 2018 12:11:16 +0100
To: Planning
Subject: 2018/0139/DET - Erection of dwellinghouse (Plot 4) - Land 150M NW Of Beachen Court Grantown-On-Spey.

Sollas

6,Revoan Drive

Grantown on Spey

PH26 3HA

22nd April 2018

Dear Sir/Madam,

2018/0139/DET - Erection of dwellinghouse (Plot 4) - Land 150M NW Of Beachen Court Grantown-On-Spey.

We have viewed the planning application for the above property and are concerned that the design of the house does not comply with the design principles set out in the development brief.

The brief states in point 34 that;

*“The topography of the site and location in relation to the town and its surroundings is the most significant factor affecting development. It offers considerable opportunities to maximise the benefits afforded by the views looking outwards, but **the visual prominence of the site from external viewpoints is a major constraint.** This will require careful and sensitive design to overcome, most particularly on the mid to higher levels of the site.”*

The brief states in point 42 that;

*“Variety and richness of size and shape of houses and material use is required, ensuring that building shapes reflect the principles and proportions of traditional housing in the area. **Building heights are acceptable up to 1.5 storeys.**”*

Our understanding from the earlier public consultations was that, to reduce the visual impact of the development from external viewpoints, the house designs were to reduce in height as you go up the hill. The taller community housing developments were to be at the lowest point on the eastern edge of the site, and the designs would get lower as the altitude increased, with bungalows at the top levels.

The completed houses at the eastern boundary of the site are all less than 2 storeys, as is the proposed design of the neighbouring dwelling house (plot 5).

The existing properties in Revoan Drive which are built at the same elevation are all single storey, as are all the properties on Strathspey Drive which are also built on this contour.

That this property, which stands not only at the highest point of the development but at the highest point of the entire town, should be so prominent is in direct contradiction of the development brief for this site and the design brief for the whole CNPA.

We are also concerned that allowing this 2 storey house to be built will set a precedent that may gravely affect the amenity of our property during later phases of the development.

We hope that our comments will help the CNPA make the best decisions for our community.

Yours faithfully,

Tim and Zoë Cooke