



Agenda item 5

Appendix 3

2024/0260/DET

Representations - objections

Comments for Planning Application 2024/0260/DET

Application Summary

Application Number: 2024/0260/DET

Address: 21 Morlich Court Aviemore Highland PH22 1SL

Proposal: Demolition of building, erection of 8no. semidetached and 6no. cottage flats

Case Officer: Katherine Donnachie

Customer Details

Name: Ms Penny Norgate

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I support the principal of developing this site for social housing but STRONGLY object to the Type B houses [REDACTED]

[REDACTED] The structure is overbearing, far too close and the style is not in keeping with adjoining properties.

Overbearing at nearly 10m high and [REDACTED] I will be completely overlooked, lose all privacy in my home & garden and be plunged into constant shade through total loss of all direct sunlight. I have separately submitted a scale drawing to demonstrate the impact.

Privacy - I will be completely overlooked, losing all privacy both in my home and garden. There will be direct line of sight from all aspects into my bedroom and kitchen.

Natural light - This imposing structure will block out almost all natural light and my garden will be in constant shade due to the building height. This will have multiple detrimental effects and will preclude installing solar panels to upgrade my Energy Performance certificate.

Noise & light pollution - There could be up to 16 people living in extremely close proximity to my home, which due to orientation will have far greater impact than my existing neighbours. Doors, music, chatter, lights shining directly into my main bedroom will all cause considerable distress.

Design Style - The building height and dark colour scheme are not in keeping with the current properties in this area. Please note that reference to Morlich Place bungalows was notably omitted from the application supporting information & drawings.

Alternative solutions for consideration:

- Move the Type B houses to where the Bin Store Area is.
- Remove Type B houses and add an additional type A house to end of that terrace. This could be

achieved with slight adjustments to site layout plan.

I would encourage the planning committee to visit this site and in particular see the impact on Morlich Place properties.

From: [REDACTED]
To: [ePlanning](#)
Subject: 24/04006/FUL 2024/0260/DET - Torr lodge proposal.
Date: 13 October 2024 11:56:32
Attachments: [2024_0260_DET_Penny Norgate objection.pdf](#)

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear

I would like some advice regarding the 2024/0260/DET - Torr lodge proposal.

I do agree there is a need for social housing in the area, but I STRONGLY object to the "Type B" - two x 4 bedroom houses that is proposed opposite my single level bungalow at 5 Morlich Place. I wish to object on the following grounds:

- Overbearing structure My garden is approx 4 meters to my boundary fence, the proposed "Type B" accommodation will be approx 3 meters from my/ this fence and the imposing structure will be approx 10m in height. All I will see is an immense exterior.... please see attached photos.
- Privacy The height and closeness of the "Type B" accommodation would mean I will lose any privacy as the occupants will directly overlook into my garden, kitchen and my main bedroom of my bungalow. My windows are 2 meter by 1 meter so the occupants would have quite a view of my interior. Thus causing distress to me. Any use of my garden will be overlooked from any/all view.
- Natural light "Type B" This imposing structure will block out most natural light, my garden will be in constant shade due to the height of the 3 tier accommodation. This will have such a detrimental effect, not only as I also wish to upgrade my Energy Performance Certificate (EPC) from a D by installing solar panels. This would render them uneconomical and useless due to constant shading from the proposal building.
- Noise pollution The proposed position of the Type B two x 4 bedroom houses would incur increased noise due to the closeness to my bungalow and this would increase as potentially you could have upward of 16 people in close proximity to me. Not only from chatter, but doors opening/closing, music, laughter etc.
- Light pollution You could have potential 16 people living in close proximity. This would also have an effect when they have lights on at varying times which could affect my Circadian sleeping pattern at night and cause extra light pollution directly into my main bedroom. This would have a negative impact on daily being, which could cause health issues.
- The style is not in keeping with the current properties in this area. All the properties

on Morlich Place facing this proposal are bungalows. Where as the proposal is 3 tier accommodation. The colour /facade seem very dark and repressive - unlike the surrounding propeties which are light /muted colours.

To compromise..... could the " Type B" accommodation be moved to where the proposed Bin Store Area is. As this wouldn't impact on any of the above objections I have raised. Another idea if not, could the accommodation be added to either end of the " Type A" and make it terrace. As you would still have the same amount of accommodation and still making it economical viable.

I am very interested in how this develops and would like to encourage the planning committee to visit this site and Morlich Place. I would welcome any member into my property and garden to visit and reflect on the impact it would have.

I work offshore on a oil rig and could be away for weeks on end, but would very much like to participate in any general meeting or talks - if I am home.

So do you have any advice/ how to proceed to make my small voice herd? I havent done anything like this before - so any advice is very welcome.

Thank you for your time reading this.

With warm regards

Penny Norgate

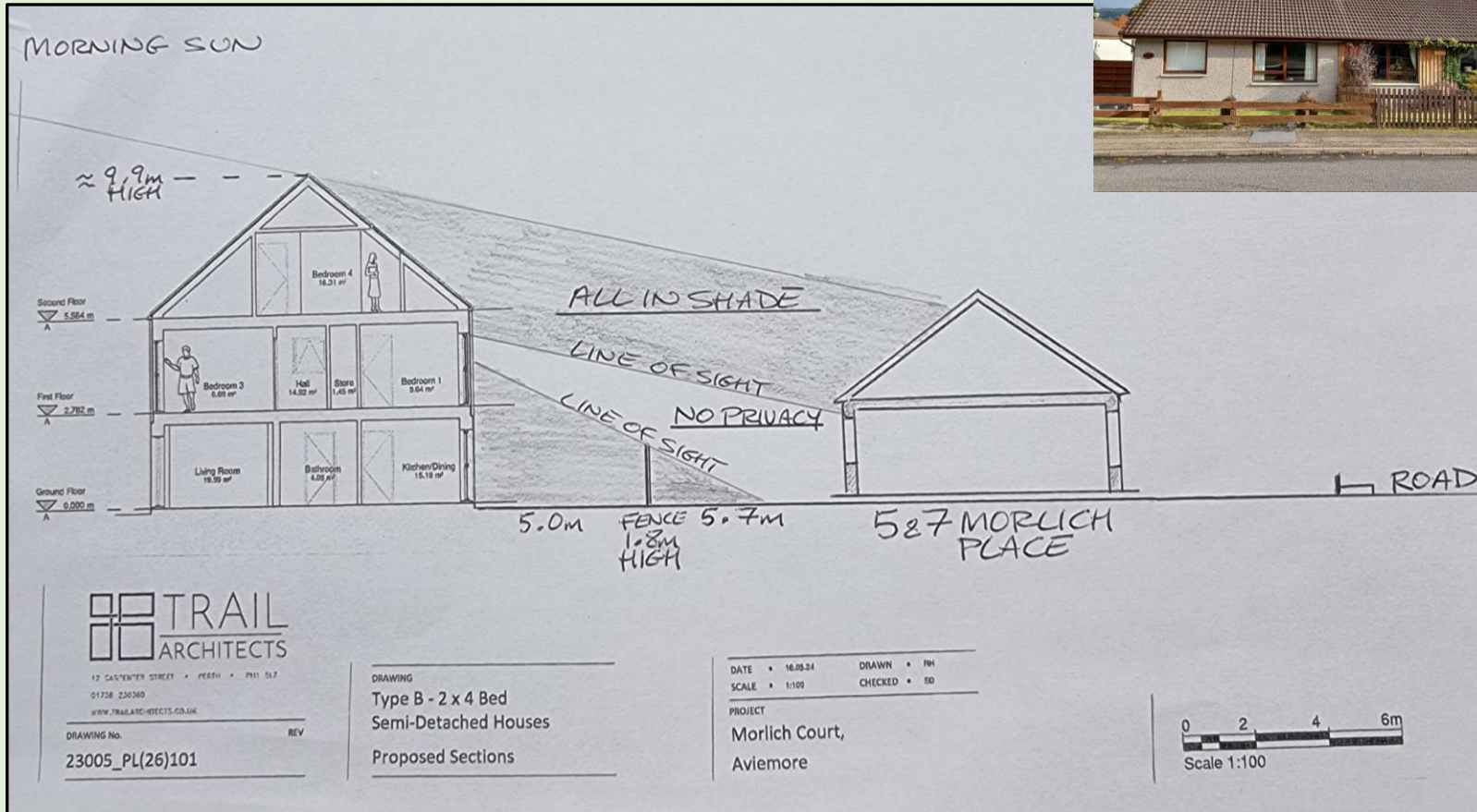

Aviemore


Sent from my Galaxy



2024/0260/DET

Supporting images to Objection from Penny
Norgate, 5 Morlich Place, Aviemore, Ph22 1TH



Comments for Planning Application 2024/0260/DET

Application Summary

Application Number: 2024/0260/DET

Address: 21 Morlich Court Aviemore Highland PH22 1SL

Proposal: Demolition of building, erection of 8no. semidetached and 6no. cottage flats

Case Officer: Katherine Donnachie

Customer Details

Name: Mrs Kirsty Whyte

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to object to 2024/0260/DET for the proposal at 21 Morlich Court, Aviemore.

This large building and Type B would be in extremely close proximity to the rear of my property - a bungalow at [REDACTED]. It will mean we lose all privacy as the building will be directly overlooking our bedroom, kitchen and gardenthis will cause considerable distress. It will also curtail all direct sun light, meaning constant shade in our garden/rooms due to the immense size of the building. We're also concerned regarding the noise impact - as we see its two large 4 bedroom houses - which would naturally be aimed at larger families. Being so close our property means we are very likely going to be impacted by noise from these properties.

Finally, the planned colour façade is also very dark, which is not in keeping with the lighter tones of the rest of the properties in Morlich Place. Many thanks.

Emma Greenlees

From: liz henderson [REDACTED]
Sent: 21 October 2024 12:15
To: Emma Greenlees
Subject: Re: Comments for Planning Application - 2024/0260/DET
Attachments: Comments for Planning Application 2024/0260/DET

Categories: Emma G

Hi Emma,
thanks for your email below and formal acknowledgment of my contribution.
re the acknowledgment that I received yesterday when I submitted my comments - the comment box doesn't show my full statement (which met the word count). Maybe this is just a window view issue but for the avoidance of doubt please note the first sentence below as I want to make it clear I am not against the development as a whole, just one element of it.

Given I overlook it from my upstairs windows, I am really pleased to see the derelict Torr Lodge site being redeveloped and new social housing, which Aviemore needs, being built. However, I object to the two Type B houses that are being proposed. They are extremely close to and back directly onto the bungalows in Morlich Place. The structure is completely out of place both in size and finish and the style is not in keeping with the adjoining properties.

As a high two storey building, given its proximity to the western site boundary it will completely dwarf and tower over the nearby bungalows and cast a perpetual shadow over this established residential street. From my upstairs windows it will be in my direct line of sight and destroy my currently relatively open views. The proposed black roofing material will make it like looking directly at an industrial unit which is completely unacceptable and out of keeping for the area.

I would wish to see the Type B properties removed from this area of the plan for this site. It is worth noting that the supporting document has been disingenuous in making minimal reference to the properties in Morlich Place, not including an image of them and not showing them in the site sketches. If it had it would be apparent how unsuitable the Type B house plans are.

I believe that a more appropriate colour palette that blends with the adjoining properties (on all sides) should be used.

I would also like to highlight the poor mix of housing proposed. 6 x one bed flats (occupancy a single person or couple) and 8 x four bedroom houses (occupancy a couple with 4 to 6 children) does not sound like a balanced housing community. If the committee is able to influence, I would ask them to consider what a more appropriate housing mix should look like.

Thanks
Liz

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [ePlanning](#)
Subject: 24/04006/FUL
Date: 24 October 2024 15:51:55

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs

Ref: **24/04006/FUL**

With regards to the proposed development at Morlich Court, Aviemore, whilst I do not object to the demolition of the current building and the proposed new buildings, I do wish to put forward my concerns with regards to the dynamics of the development in such a small area. Having lived in my property since 1996, and although not having been affected by any issues with the residents, I have been aware of them. The new development is for 14 properties – 8 of which are 4 bedroom properties and 6 are 1 bedroom properties, I feel the individuals will be overwhelmed by families with probably young children. Possibly a change of dynamics could be considered. Also, the block of 6 x 1 bedroom properties is to be 3 storey high which seems very high for such a confined space.

Regards

Jean Wallace, [REDACTED]