Proposed Development on Site North of 33 East Green, Anstruther, Fife by Forth View Developments

Erection of four storey building to form 12 flatted dwellings with associated works, including parking, access and reinstatement of boundary wall.

We the Royal Burgh of Kilrenny Anstruther and District Community Council are writing to object to the above planning application on the following grounds, whilst we duly acknowledge permission is under the jurisdiction of the council, we would like to lend our support to the local community in their opposition to the proposed development.

Design

Previously approved application 11/06074/FULL at this site was proposed with 3 1/2 storeys, on the view from Backdykes at 1 1/2 storeys, only veluxes and dormers punctuating the roofline, this was deemed to provide modern dwelling, sympathetic to their context.

Whilst adjacent recent developments have been up to 4 storeys, they have been designed to be sympathetic to their context and sit in harmony with the neighbouring properties, using traditional East Neuk of Fife materials.  It is our opinion that the proposed development, a modern flat roofed building will detract from the character found within the surrounding areas and will not enhance the appearance and function of a prominent street, the adjacent Anstruther Conservation Area and the historic Back Dykes and East Green areas.  Indeed, there is no visual cohesion between the proposed and the existing built form.

Parking and No. of Flats Proposed

Planning application 05/03204/EFULL at this site was refused, reasons stated in the design statement for application 11/06074/FULL were as follows; failure to provide sufficient private amenity ground and insufficient visitor parking.  The refused proposal was for 5 properties.

The supporting statement for the proposed development states it shall be served by 3 curtilage parking spaces and will not provide 12 off street parking spaces.  This lack of provided appropriate parking to this development is of huge concern as existing on street parking facilities as mentioned in the supporting statement would be unable to take the increase in vehicles.  East Green is a mostly narrow one-way street and parking is nose to tail on a daily basis.  Back Dykes has a large number of driveway entrances, making parking space less available than would initially be expected.  Adjacent on street parking is of a similar nature and space regularly fully utilised.  Parking constraints are an ongoing issue within the locality and this development will exacerbate the issue.  We feel there has been insufficient consideration given to the parking provision.

We believe this application does not deliver benefit to the existing historical setting of Anstruther.  Whilst the community would like to see and would support the restoration of the stone and brick retaining wall after many years of collapse, inducing road closure for safety, we are of the opinion cost for reinstatement of the boundary wall is not reason enough to grant planning permission for 12 flats.

For the above reasons, may we urge you to reject the application.