

Statement of Reasons for seeking Review in respect of  
**'Refusal of Planning Permission' Ref No. 16/00449/APB**

**Amend Design of Vestibule roof approved under Planning Consent 15/01401/ABP -  
New Dwellinghouse with garage at Cairnend, Fochabers, Moray IV32 7LN  
for Mr & Mrs K Gray**

We consider the **overall** development is in keeping with the design of houses found in the surrounding countryside and would not detract from the character of the area.

It is accepted that the design of the proposed amended roof to the entrance vestibule does not conform to one of the requirements of Policy H7 i.e. *"a roof pitch to be between 40-55 degrees."* The proposed vestibule roof pitches are 48 and 66 degrees (the pitch of the approved roof is 52 degrees).

Consequently we wish to seek a Review of the Planning authority's decision to refuse permission to the amended vestibule roof design.

We would wish the following to be considered as part of the review:

**1) Design Intentions**

The heart of the house design is the open plan kitchen/dining/cosy room.

Typical of a house in the countryside day-to-day access to the property would be via the "back door", through the utility room, to this main kitchen/dining/cosy room.

The proposed entrance vestibule would create a second "front door" entrance. This entrance vestibule leads visitors along a sizeable hallway with rooflights providing top lit natural lighting for the display of family photographs/pictures before reaching the "central line" of the house and then turning through a glazed screen/door into the kitchen/dining/cosy room.

The two elements at the front of the house are the main "rear door" utility entrance and the "front door" entrance vestibule, side by side. It is desirable to distinguish one from the other.

The general approach to the house is along an access track so when arriving at the house by car the natural flow would be to turn around and stop between the "back door" utility entrance and the "front door" entrance vestibule. It is therefore befitting that this entrance vestibule design also has a rounded flowing element. It is also isolated from the contrasting traditional gabled elements with small flat roof areas.

The square hipped roof - as approved - goes a long way to achieving the visual element desired in the overall house design but in order to achieve a raised awareness of a "front door" entrance it is desirable to have a more unusual design element. Thus resulting in an octagonal hipped roof shape rising out of a square base.

Whilst this element would look very similar to the square hipped roof element from a distance when close up the more interesting and personal element of the varied roof design achieves the desired design goals.

## **2) Moray Council Housing in the Countryside Guidance - Policy H7 - New Housing in the Open Countryside**

All of the requirements of the **overall** siting and design are met, including the new introduction of native tree species zone of landscaping. These will be introduced to the North of the site providing a backdrop to the house when viewed from the South, typically from the Rothes to Mosstodloch B9015 road.

The main overall impact of the house to the surrounding landscape would be one of various elements of slated traditional pitched roofs. These comprise of the single storey kitchen/dining/cosy room, sun lounge and garage elements with North facing one and a half storey element.

The only exception to the Policy H7 design requirements is the proposed change of entrance porch roof design, from the approved square hipped roof, to a slightly higher octagonal hipped roof design on a square base. This small vestibule element (3.2m x 3.2m) forms 4 percent of the house plan footprint and when viewed from a distance the roof merges in to the backdrop of the garage roof and main slated house roofs.

Views to the site from the Southeast are illustrated on drawing no. 8082/1/PPD - as approved and as proposed, together with a view as existing.

It can be seen from this illustration that the variation of the vestibule roof design makes no material change to the impact of the house in the surrounding countryside and would not detract from the character of the area.