

Statement of Reasons for seeking Review in respect of
'Refusal of Planning Permission' Ref. No. 16/01542/APP

***Erect 2 dwellinghouses and associated works on plots CP and CP2,
Horticultural Production Centre, Dallas, Moray***

There are concerns over the impact of the proposed 2 houses and associated garages will have on the rural character of the setting.

However, there are no concerns that the 2 houses and associated garages will have any impact in respect of their design, which is considered to be of “a low traditionally sympathetic form”. Nor are there any concerns in respect of transportation with satisfactory access and visibility splay provisions.

We consider the overall site area of 13,000m²– (3.21 acres) allows for the proposed 2 houses to be easily absorbed into the landscape, with the scale, density and character appropriate to the surrounding area.

Consequently we wish to seek a Review of the Planning Authority’s decision to refuse Planning Permission for the 2 houses and associated garages.

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

With reference to the first reason given, in the Refusal of Planning Permission – (see attached for ease of reference), we do not consider the proposed 2 houses and roadway would significantly erode the distinct rural character of the setting.

The established settlement pattern within the area is predominantly a loose scatter of individual properties set apart within the surrounding area. The development of the proposed 2 houses would be of low impact and reflect the character of the surrounding area.

Though the area is not classified as an area of great landscape value (AGLV) the rural environment would be enhanced by trees, which would be provided in accordance with the design landscape requirements of Policy H7. This further tree planting would also re-enforce the existing backdrop of the established neighbouring tree plantation.

The site is not a prominent one and the dwellinghouses would not be on the skyline. All the boundaries of the overall site have been long established and the existing watercourse that runs through the middle of the overall site also lends itself to forming a natural pond as part of a surface water disposal system.

The Dallas area is not listed in the eight study areas identified as housing in the countryside hotspots and the proposed 2 houses should not contribute to the area being materially changed in character.

With reference to the second reason given, in the Refusal of Planning Permission the proposed 2 houses will be set in substantial grounds (approx. one and a half acres and one and three quarter acre plots) in keeping with the loose scatter of individual properties, which are in the area. They will not be detrimental to the amenity of the wider area.

Indeed we would consider the proposed tree planting zones would re-enforce the setting, especially the tree zones proposed alongside the Rafford to Dallas road (B9010) and towards the East and South East. These tree zones marry in with the landscaping proposals approved by the Planning Authority under the consent for a Horticultural Centre ref Planning Permission ref no 95/00828/FUL.

The council's Policy H7 - New Housing in the Open Countryside assumes in favour of an application provided all the requirements of the policy are met. We consider all the requirements of the policy have been met.

The council's Policy IMP1 – requires New Development to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. We consider the proposed 2 houses and associated garages are indeed sensitively sited, designed and serviced appropriate to the amenity of the surrounding area.

Consequently we ask that the decision to refuse Planning Permission for the 2 houses and associated garages be reviewed.

We would also request a site visit be arranged so that the Review Body members can consider the proposals at the location and appreciate the surrounding countryside and character of the area.

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, the Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposals would be contrary to policies H7 and IMP1 in the Moray Local Development Plan 2015 for the following reasons:

- . (i) the new housing and roadway proposed would significantly erode the distinct rural character of the setting which is considered to make a valuable contribution to this part of the Moray countryside as part of the B9010 Elgin to Forres route. Given the landscape sensitivity of the location and the need to protect the natural qualities of such locations it is considered that the proposed development would be visually obtrusive.
- . (ii) The proposal would contribute to the detrimental build-up of residential development in the wider area.



N.B. DO NOT SCALE DRAWINGS

Contractor / Manufacturers to check all site measurements and profiles prior to ordering and/or manufacturing components. Any discrepancies must be brought to the attention of the Architect. Do not scale dimensions from drawings.

If any deviations from the approved Building Warrant drawings take place on site further Architectural services may be required. In the first instance the contractor should check with Building Standards if an Amendment of Building Warrant is required and thereafter, the matter referred back to the Architect for re-submission.

Rev.	Amendment	By	Date
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**ASHLEY
BARTLAM
PARTNERSHIP**
Est. 1947
WARDS HOUSE, WARDS ROAD,
ELGIN, IV30 1NL

House Plots CP1 & CP2 at
Horticultural Production Centre,
Dallas,
For Shardeloes Developments Ltd.

Site Plan		
Drg/No.	8121/1/1	1/1
Date	September 2016	
Scale	1:1000 @ A3	
By	KJ	
Checked	AIM	

Tel. 01343 543287
enquiries @ ashleybartlam.co.uk

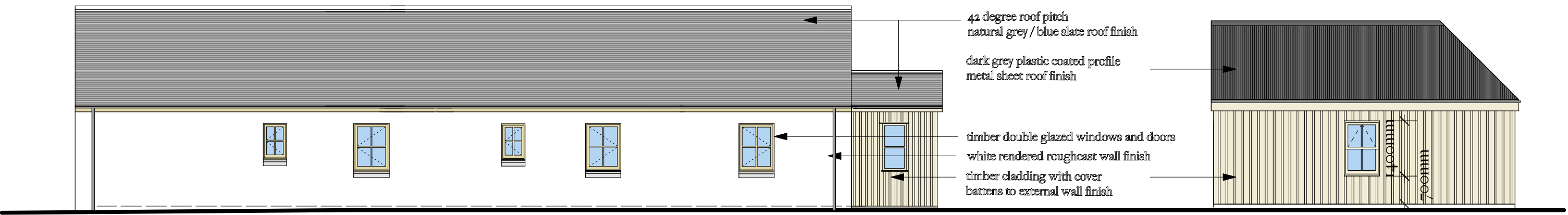


North Elevation. 1 : 100



Garage

East Elevation 1 : 100



South Elevation 1 : 100

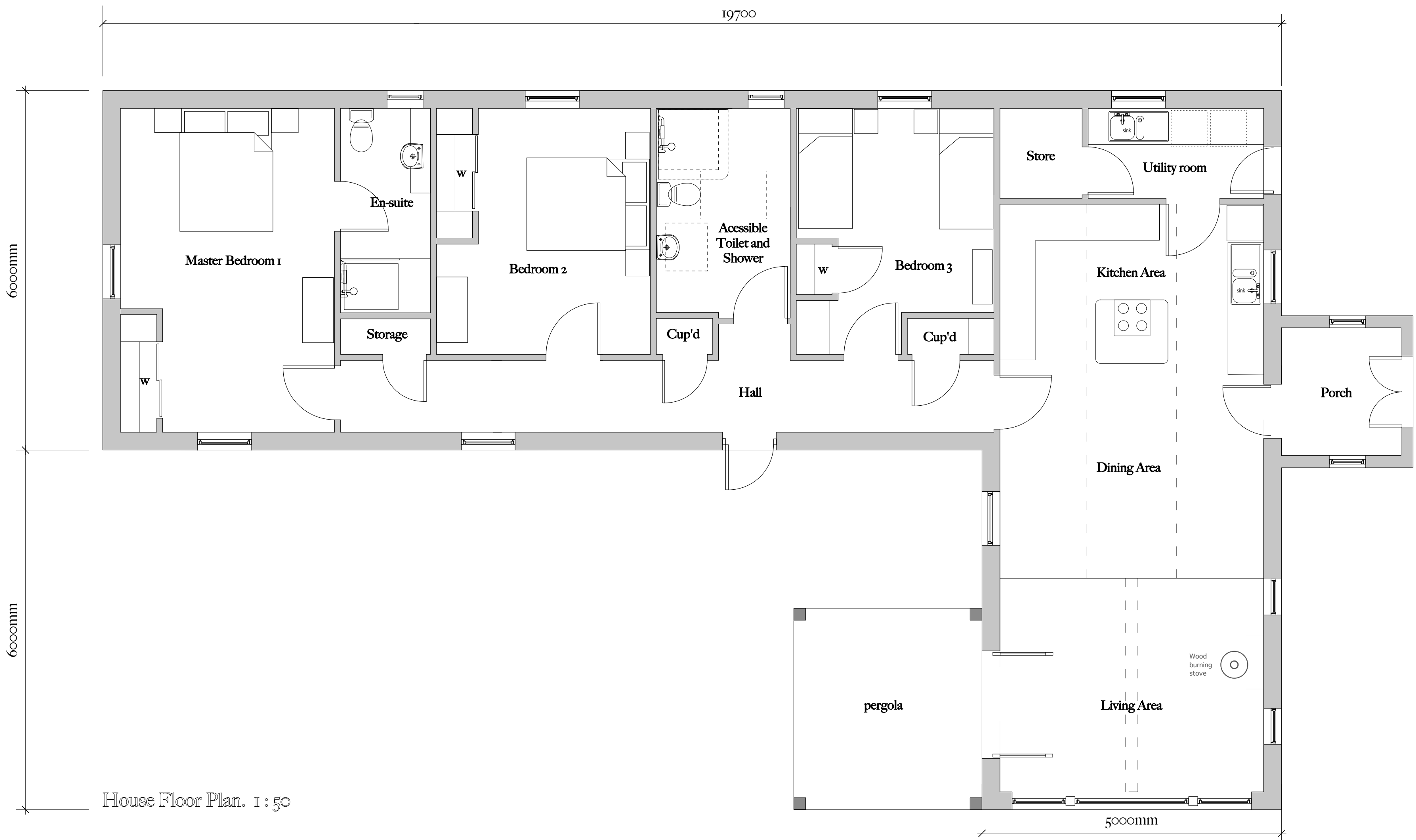
Garage



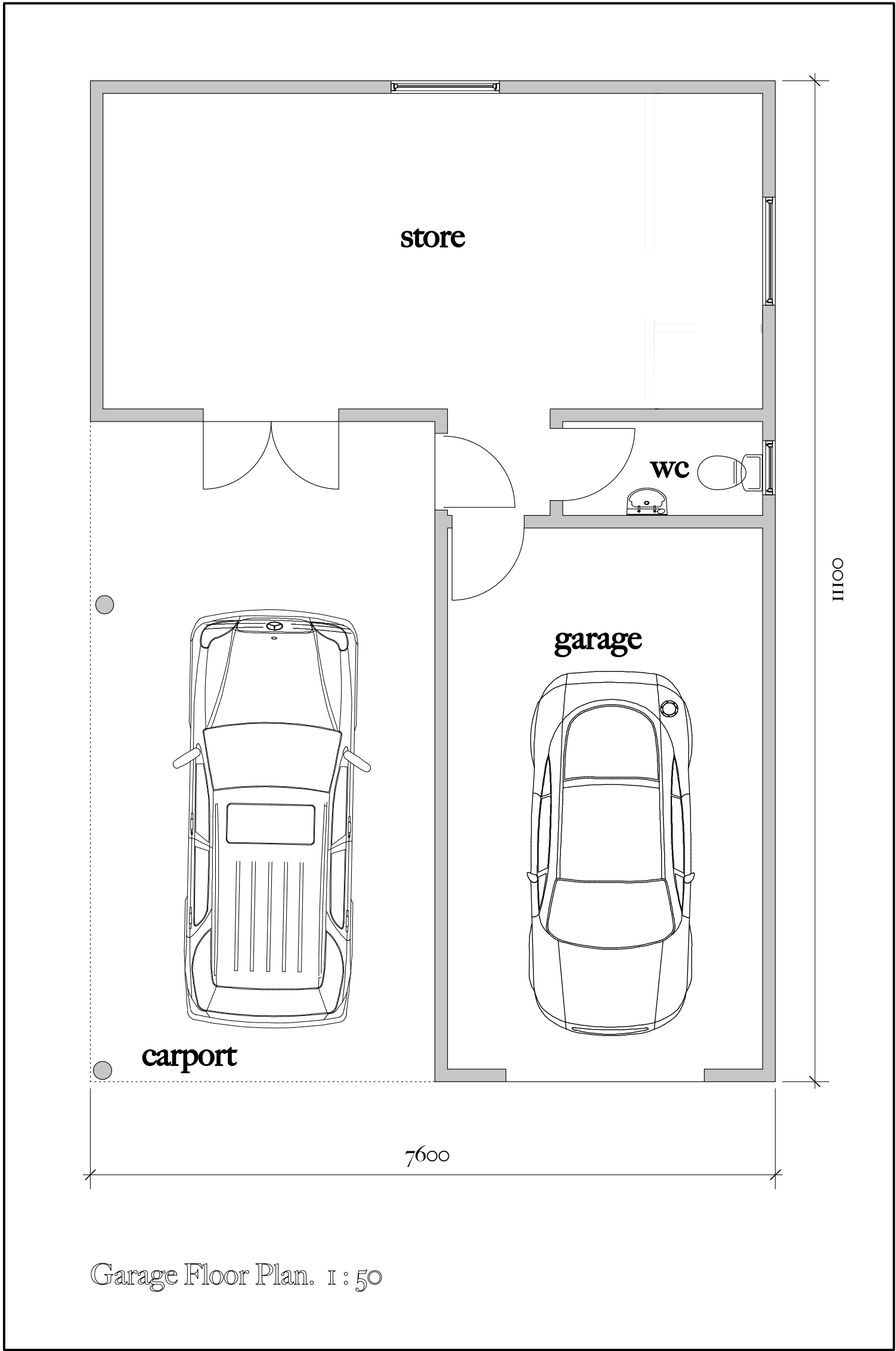
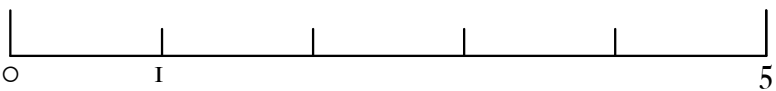
timber framed windows

timber cladding

West Elevation 1 : 100



House Floor Plan. 1 : 50



Garage Floor Plan. 1 : 50

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Horticultural Production Centre,
Dallas,
For Shardeloes Developments Ltd.

Floor Plans & Elevations

Dwg/No.	8121/1/2	1/2
Date	September 2016	
Scale	1:50, 1:100 @ A1	
By	KJ	
Checked	AIM	

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ARCHITECTS

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