

**Statement of Reasons for seeking Review in respect of
'Refusal of Planning Permission' Ref. No. 17/01460/APP**

***Proposed dwellinghouse and garage - plot CP2, adjacent to Muir of Ruthrie,
Aberlour, Moray***

There are concerns over the impact the proposed house and garage will have on the edge of Aberlour.

However, there are no concerns that the proposed house and garage will have any impact in respect of it's design, which is considered to be of "a modest and simple building that reflects local architectural traditions and complies with the design requirements set out in policy H7". Nor are there any concerns in respect of transportation with satisfactory access and visibility splay provisions.

We consider the overall site area of 3,700m² (0.91 acres) allows for the proposed house and garage to be easily absorbed into the landscape, with the scale, density and character appropriate to the surrounding countryside and A95 road entrance to Aberlour from the West.

Consequently we wish to seek a Review of the Planning Authority's decision to refuse Planning Permission for the house and garage.

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 there is currently a distinction between "the built up" area and the countryside. Instead we would consider the proposed site to be perceived to be part of the group of dwellings at Muir of Ruthrie and the existing visual separation between this group and Aberlour would be maintained. Whether travelling North or South along the A95 the proposal would not read as contributing to a continuous line of "built up" development. The proposed house and garage will also be set back from the road and with the single storey design and the proposed landscaping would assist in ensuring a low impact development.

With reference to the second reason given, in the Refusal of Planning Permission The proposed house would not detract from the setting of the existing houses which are also on the edge of the Aberlour settlement though under the current Local Plan are now included within the line of the settlement. The proposals would not be intrusive and uses the existing natural backdrop which would be enhanced with further landscaping. 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.

With reference to the third reason given, in the Refusal of Planning Permission 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 modest proposed house plot does not constitute development sprawl and the additional landscaping proposed will enhance the existing trees already established. We also consider the house and garage to be 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 house and garage be reviewed.

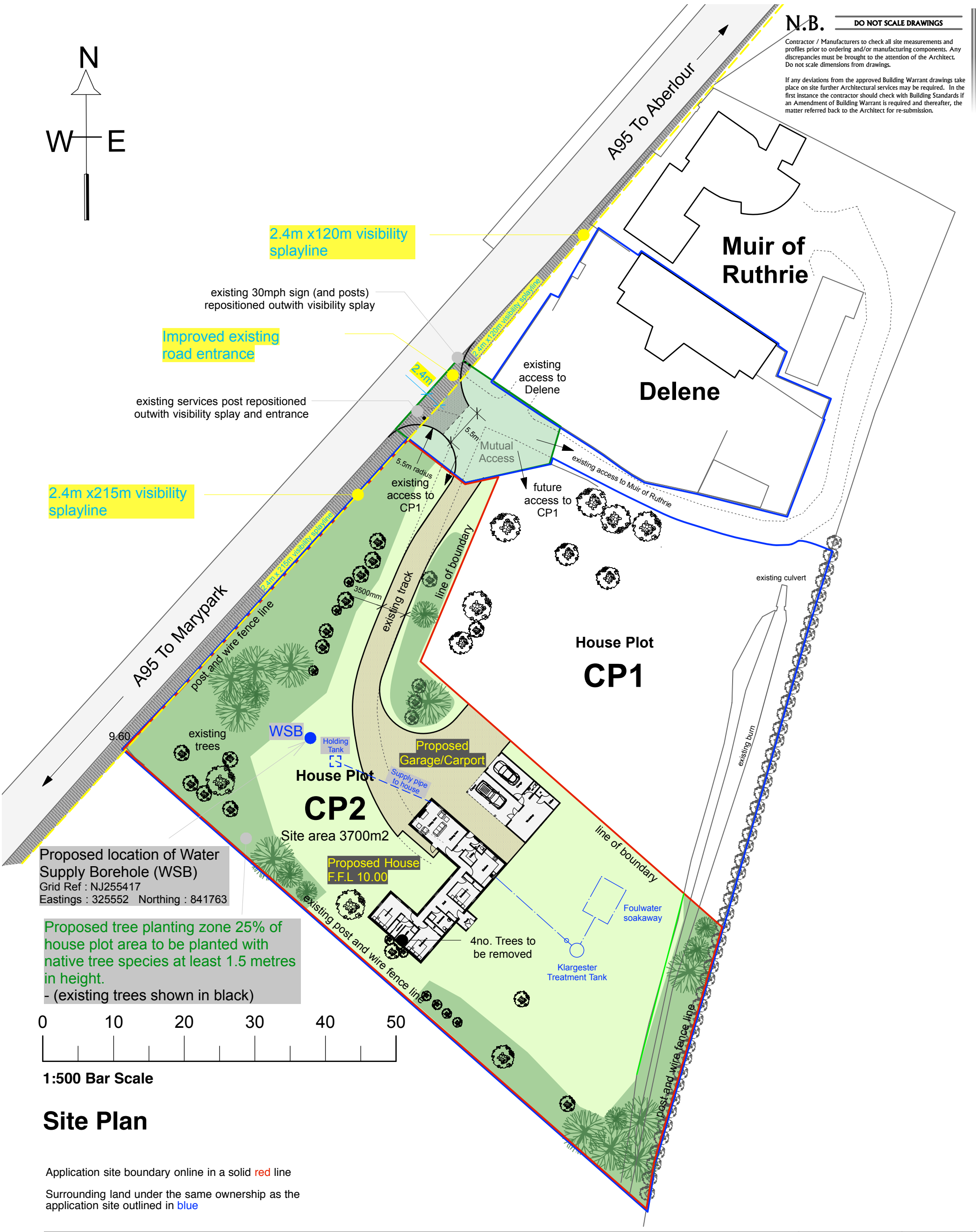
We would also request a site visit be arranged so that the Review Body members can consider the proposals at the location and appreciate the surrounding countryside and character of the area.

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 is contrary to policies E9, H7 and IMP1 of the Moray Local Development Plan (MLDP) 2015 for the following reasons:

- . 1. The proposal located on the edge of Aberlour immediately outwith the settlement boundary as defined in the MLDP would erode the distinction between the built up area and countryside contrary to the objectives of policy EP.
- . 2. Development on the edge of the settlement would detract from the setting of the existing houses on the edge of the settlement contrary to policy H7.
- . 3. Development on the edge of the settlement would increase development sprawl into the countryside and would not be part of the planned expansion of the settlement therefore would not be readily integrated into the surrounding landscape contrary to policy IMP1.



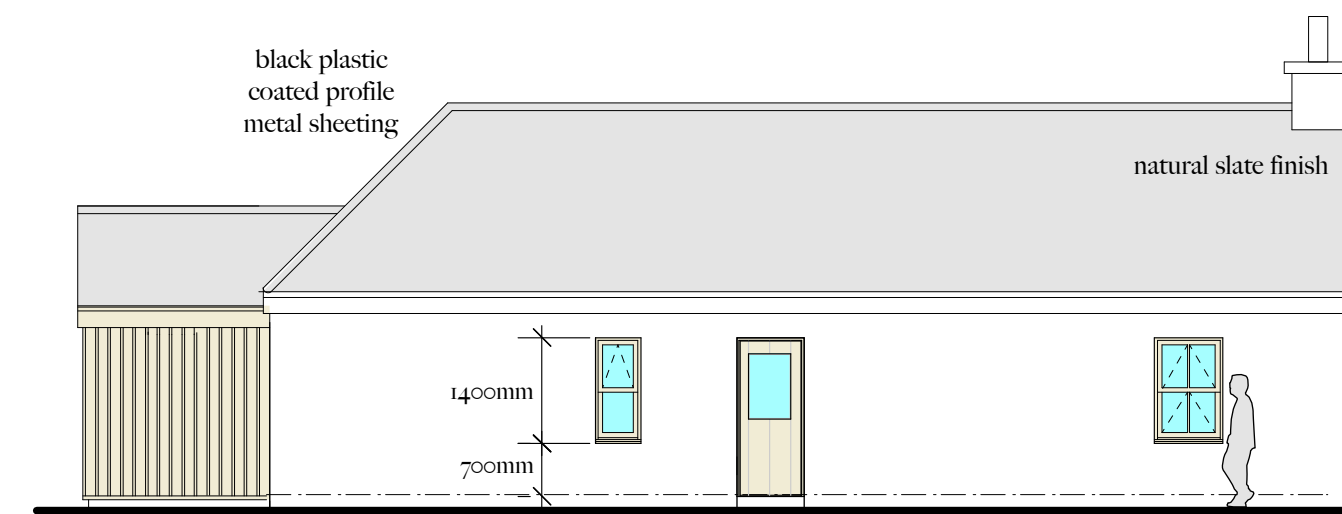
N.B. **DO NOT SCALE DRAWINGS**

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.

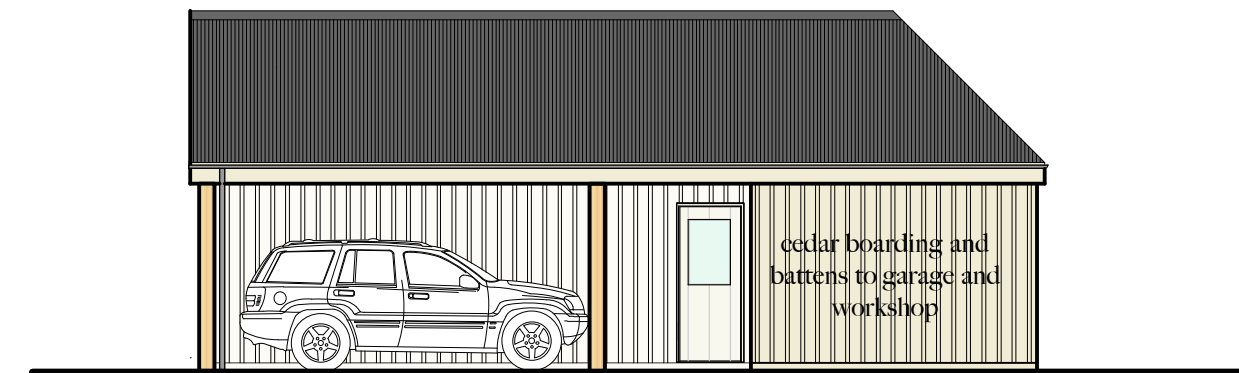
If any deviations from the approved Building Warrant drawings take place on site further Architectural services may be required. In the first instance the contractor should check with Building Standards if an Amendment of Building Warrant is required and thereafter, the matter referred back to the Architect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



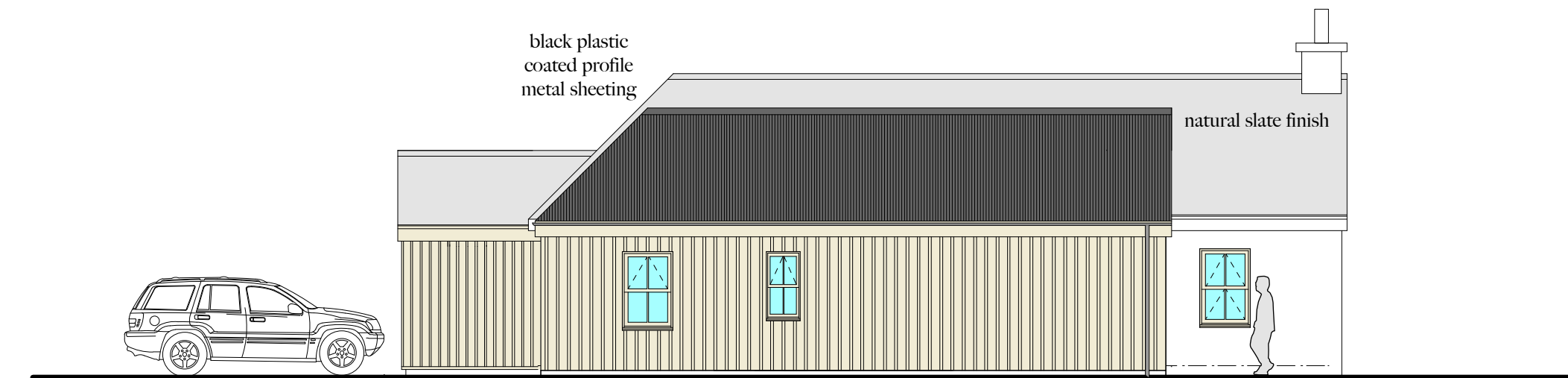
West Elevation.



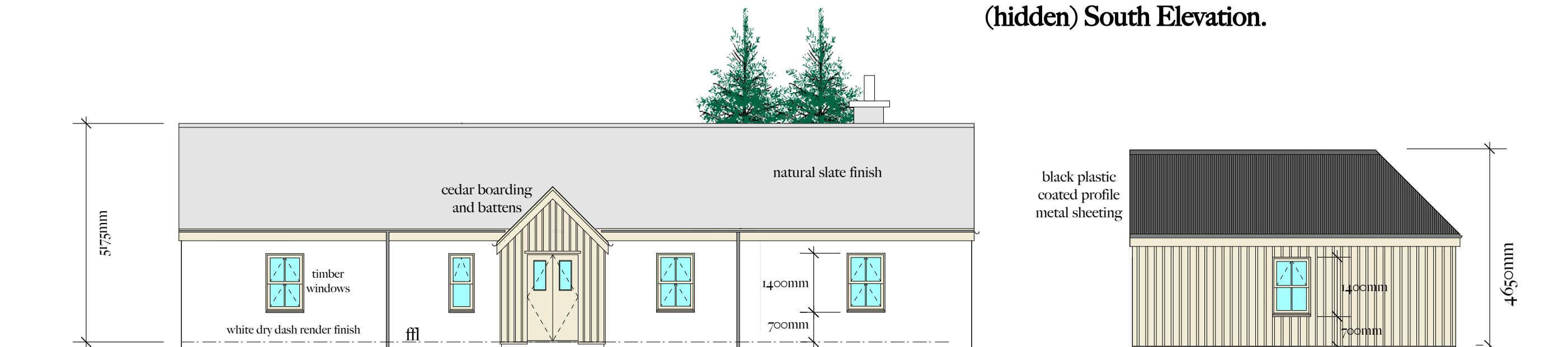
(hidden) North Elevation.



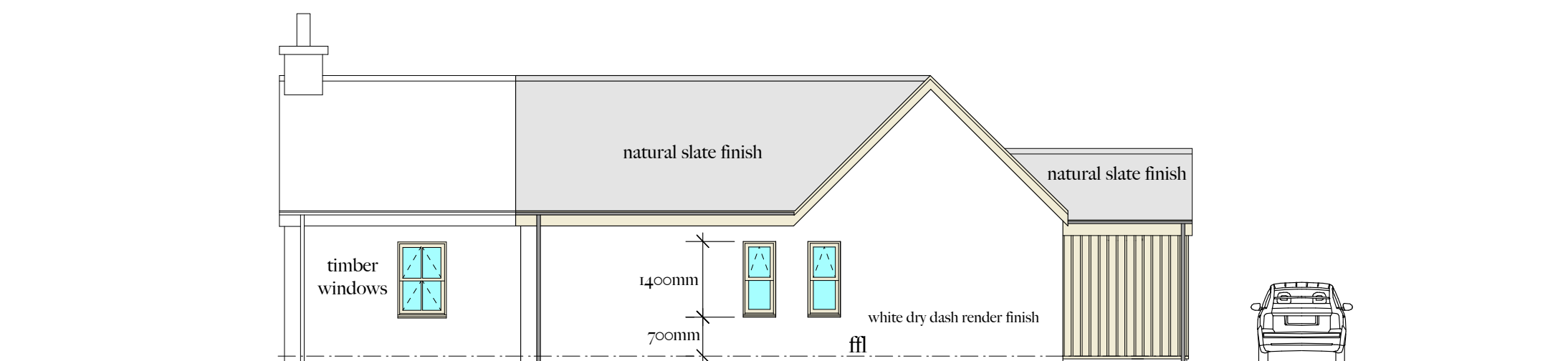
(hidden) South Elevation.



North Elevation.



East Elevation.



South Elevation. 1 : 100



Ground Floor Plan. 1 : 50

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Rev.	Amendment	By	Date
A	Hidden North Elevation of house and hidden South Elevation of the garage now added as requested by Planning Officer	KJ	Oct '17

ASHLEY BARTLAM PARTNERSHIP
Est. 1947
WARDS HOUSE, WARDS ROAD, ELGIN, IV30 1NL

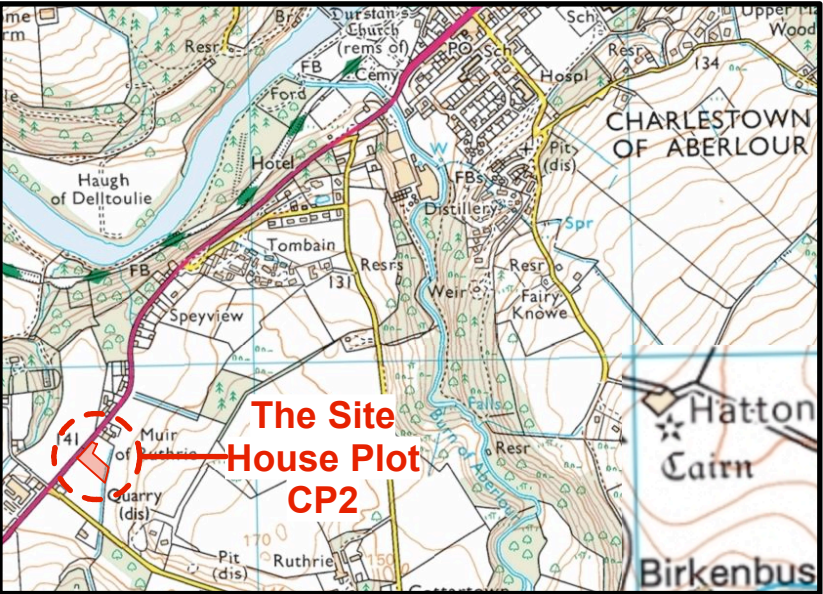
Proposed House & Garage
Plot CP2 by Delene,
Aberlour.
For Mr E. Forsyth

General Arrangement			
Dwg/No.	8154/1/1	1/1	
Date	Sept 2017		
Scale	1 : 50/100 @ A1		
By	KJ		
Checked	AIM		
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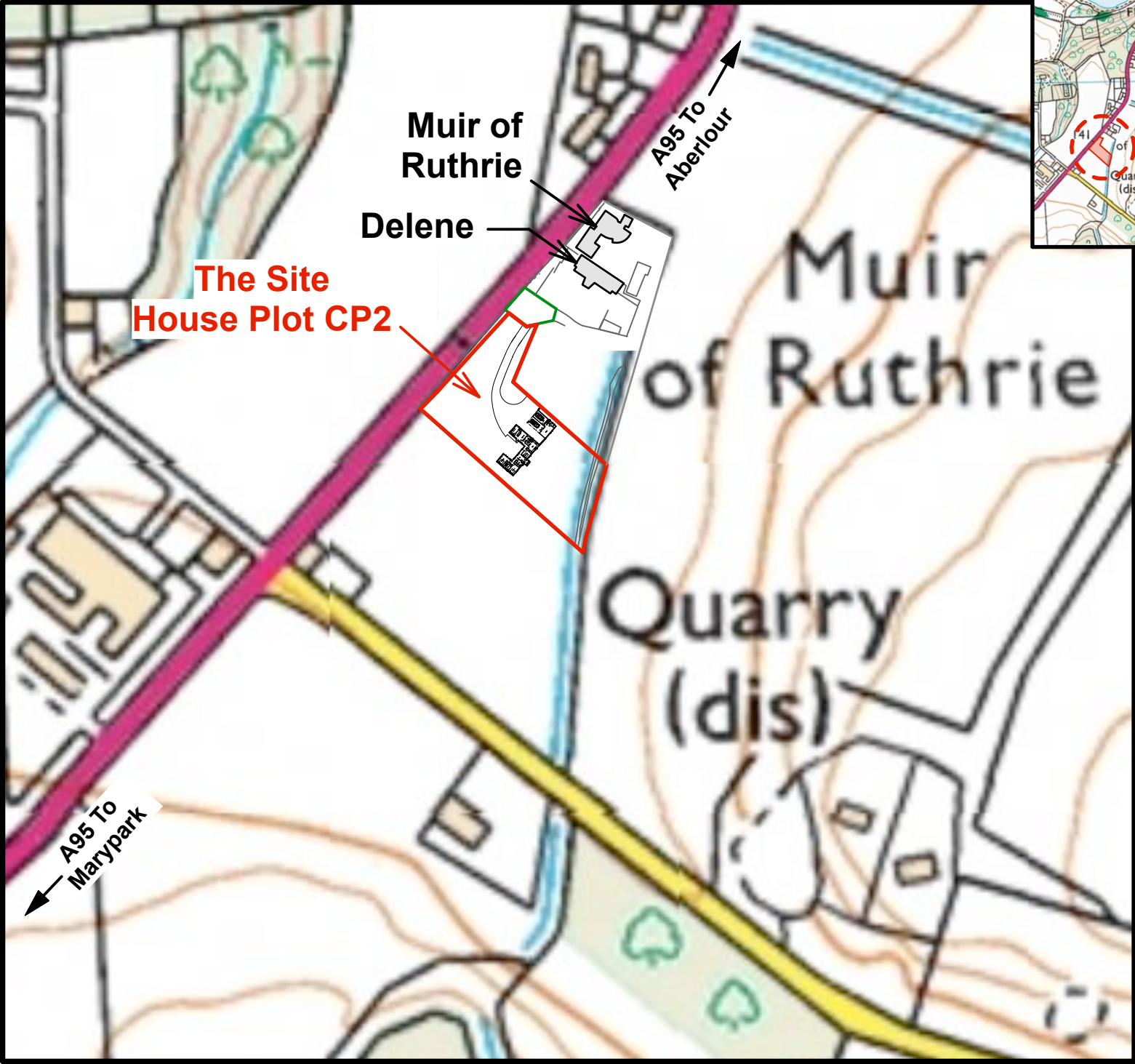
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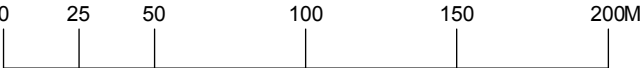
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Location Plan 1:20000



Location Plan 1:2500



1:2500 Bar Scale



Rev.	Amendment	By	Date
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**ASHLEY
BARTLAM
PARTNERSHIP**

Est. 194

**WARDS HOUSE, WARDS ROAD
ELGIN, IV30 1NL**

Proposed House & Garage
Plot CP2 by Delene,
Aberlour.
For Mr E. Forsyth

Location Pla

Drg/No.	8154/LP1/1	LP1/1
Date	Sept 2017	
Scale	1 : 2500 / 20000 @ A3	
By	KJ	
Checked	AIM	

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