



Hilton Gables, Hilton Farm, Buckie, Moray

proposed erection of
dwelling-house with
integrated garage

Grounds for Review of Refusal of Planning Application

Planning reference - 17 / 01861 / APP



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Introduction / Background to Application

These grounds for review of a decision to refuse planning permission for a house on a site at Hilton Gables are submitted under section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended). This notice of review has been lodged within the prescribed three month period from the refusal of planning permission dated 31st January 2018.

The Moray Council's reasons for refusal are as below --

The proposal is contrary to the provisions of the adopted Moray Local Development Plan 2015 (Policies H7 and IMP1) and, as a material consideration, the associated Supplementary Planning Guidance 'Housing in the Countryside' and the Guidance Note on 'Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside'. The proposal would result in an additional dwelling, which would contribute to the further build-up of development thereby undermining the character, appearance and amenity of the countryside at this location.



The Proposal



The proposal is for a single dwelling-house accessed from an existing track which leads off the C11L Drybridge to Deskford road.

If approved, the site would be served by a private water supply and a private drainage system.

Careful consideration has been given to the house layout / fenestration / detail and the resultant design is one of a contemporary style with traditional characteristics including vertically proportioned windows, gables with 40 - 45 degree pitches, a large feature glazed gable in the centre of the front elevation, 2no. small velux rooflights and a general fenestration in keeping with a traditional cottage appearance incorporating a modern feel.

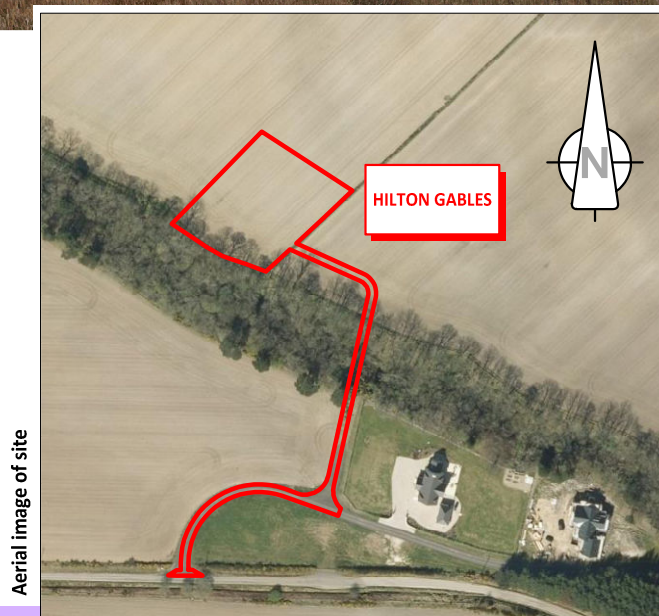
In terms of material use, the walls will be finished with white K-rend or white roughcast and natural stone with grey concrete tiles specified to the roof to imitate traditional natural slates.

Within the cutilage of the site itself a mixture of Birch, Larch, Rowan & Scot Pine trees and bushes at approx. 1.5m centres will be planted out to give a 25% foliage cover. All these trees will be at least half standard (approx. 1.5m in height) as noted on the site plan (H-GABLES / PLANNING / 01).

The Site



Photo of site



Aerial image of site

The proposed site is situated approximately 2 miles from Buckie in a south easterly direction. It is accessed from a track which leads off the C11L Drybridge to Deskford road.

The topography of the site is such that it slopes slightly from the south east down to the north west.

The site is defined and bounded by at least 50% of existing boundaries. These consist of long established post and wire fencing to the south east and south west as well as a burn and existing mature trees to the south west.

Planning Policies

- **Moray Local Plan 2015**

The Local Plan assumes in favour of an application for a new house in the countryside provided certain criteria are met.

- **Policy H7 sets out requirements on the siting and design of new houses in the open Countryside which;**

- a) reflect the traditional pattern of settlement in the locality and are sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. Obtrusive development (i.e. on a skyline, artificially elevated ground or in open settings such as the central area of a field) is not acceptable;
- b) do not detract from the character or setting of existing buildings or their surrounding area when added to an existing grouping or create inappropriate ribbon development;
- c) do not contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area. Particular attention will be given to proposals in the open countryside where there has been a significant growth in the number of new house applications; and,
- d) have at least 50% of the site boundaries as long established and are capable of distinguishing the site from surrounding land (e.g. dykes, hedgerows, fences, watercourses, woodlands, tracks and roadways).

- **As regards design policy H7 also requires;**

a roof pitch of between 40 and 45 degrees, a gable width no more than 2.5 times the height of the wall from ground to eaves, uniform external finishes including slate or slate effect roof tiles, a vertical emphasis and uniformity to windows, additional planting and boundaries sympathetic to the area.

Moray Local Development Plan 2015

[Policies including Introduction and Contents](#) (90 page pdf 3.74 MB)

[Settlement Statements](#)

[Action Programme](#)

[Supplementary Guidance](#)

[Proposals Maps](#)

Main Issues answered in terms of planning policy (part A)

Having set out the policy background we would like to now consider the main issues that arise from the proposal in relation to this policy context. The main issues are considered to be ;

- Principle of the site
- Design
- Infrastructure and servicing
- Loss of Woodland

• PRINCIPAL OF THE SITE

The Moray Local Plan in line with National Planning Policy is committed to the principle of well sited and designed new housing in the countryside.

Policy H7 (New Housing in the Open Countryside) is the predominant policy in terms of the acceptability of a new house in the countryside and states that new development should be "easily absorbed" into the landscape and should be "low impact and reflect the character of the surrounding area in terms of the traditional pattern of settlement."

The application is for a single house and is in accordance with the main thrust of this policy.

There are four specific criteria under the heading "siting" which have to be met for the principle of a site to be acceptable.

- In the first instance the house must reflect the traditional pattern of settlement in the locality and must be sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. Obtrusive development (ie. on a skyline, artificially elevated ground or in open settings such as the central area of field) will not be acceptable.

We feel that the proposed dwelling-house would enhance this area in terms of its low impact design. The dwelling-house itself is of a contemporary arrangement with traditional characteristics and is of a room-in-the roof type design thus ensuring minimum prominence. It is, in our opinion, a well-designed development in the countryside. When looking at the front elevation of the proposal the sloping hill in the background together with the mature trees to the south west would mitigate any feeling of prominence and would help it to integrate with the existing landform.

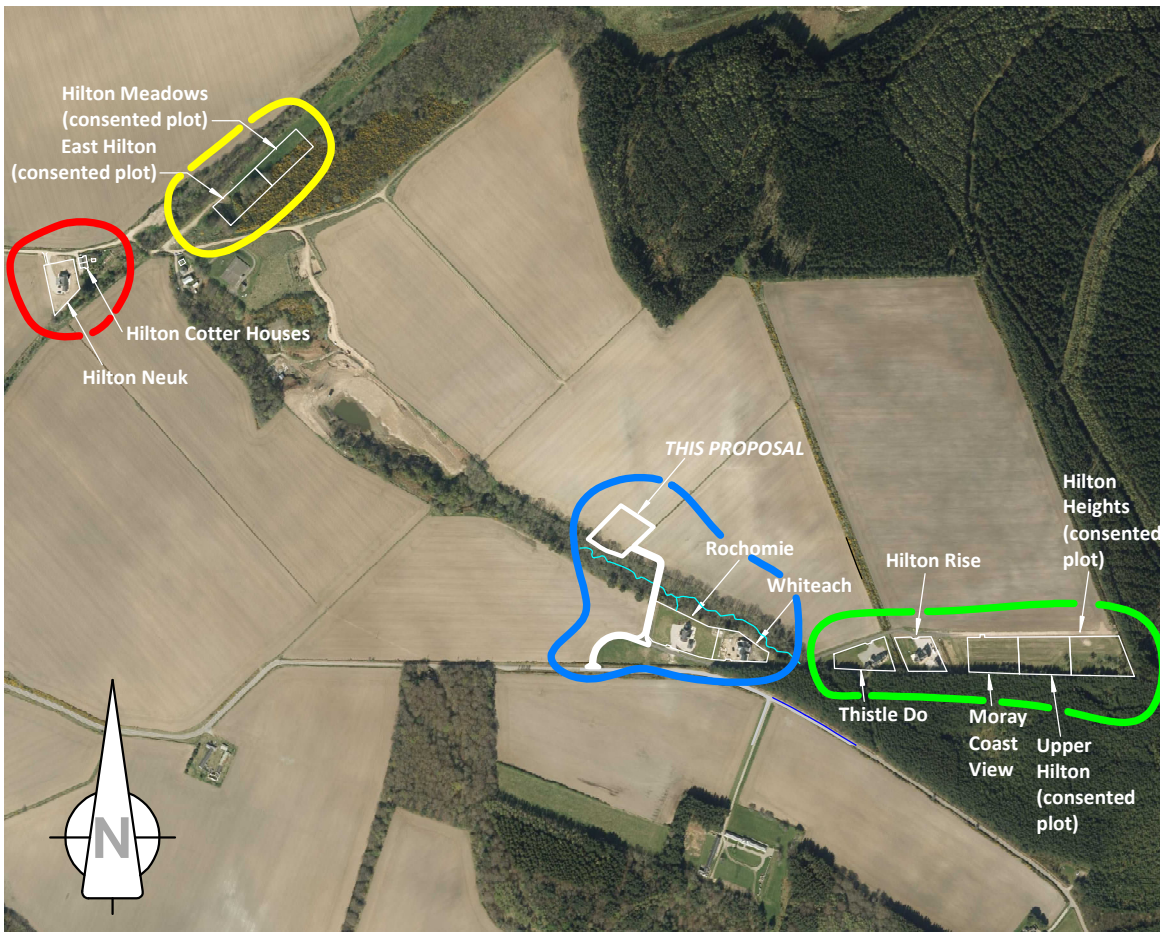


Main Issues answered in terms of planning policy (part B)

- Secondly, it must not detract from the character or setting of existing buildings or the surrounding area when added to an existing grouping or create inappropriate ribbon development.

The site is located adjacent to two existing properties - Rochomie and Whiteach.

If this proposal were to be approved these two existing houses together with this plot would form a small cluster of dwellings. Nearby, there are a number of existing houses which sit alone or in clusters. Therefore, this dwelling would be no different than these existing arrangements and would be entirely consistent with the settlement pattern in this area. Please see aerial view of the site in context of other nearby houses / clusters.



- Thirdly, it does not contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area. Particular attention will be given to proposals in the open countryside where there has been a significant growth in the number of new house applications.

While it is acknowledged the proposal would increase the amount of houses within this area we very much feel that it would not change the rural character of this part of the countryside given it's setting within a cluster.

- Lastly, Policy H7 states that the site should have 50% of it's boundaries as long established.

The site is defined and bounded by at least 50% of existing boundaries.

These consist of long established post and wire fencing to the south east and south west as well as a burn and existing mature trees to the south west.

● DESIGN

There are a series of specific design requirements within policy H7.

They are all met by the proposal as follows -

a roof pitch of between 40-55 degrees, gable widths of no more than 2.5 times the height from ground to eaves level, uniform finishes, a vertical emphasis to the fenestration, proposed planting within the plot and boundaries sympathetic to the area.

● INFRASTRUCTURE AND SERVICING

Access, parking and drainage are all salient factors pertaining to this application and ones which can be easily accommodated.

● LOSS OF WOODLAND

Not applicable.

Reasons for Refusal and our justification

- **MORAY COUNCIL REASONS FOR REFUSAL -**

The proposal is contrary to the provisions of the adopted Moray Local Development Plan 2015 (Policies H7 and IMP1) and, as a material consideration, the associated Supplementary Planning Guidance 'Housing in the Countryside' and the Guidance Note on 'Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside'. The proposal would result in an additional dwelling, which would contribute to the further build-up of development thereby undermining the character, appearance and amenity of the countryside at this location.

In response to the above we are keen to articulate our reasons why we feel this proposal would be acceptable. Please see below. –

- **CUMULATIVE BUILD UP - THE PROPOSAL WOULD BE WELL SCREENED AND INTEGRATED TO NEGATE ANY BUILD UP ISSUES.**

The predominant reason given by the Moray Council against approving this application is in regard to its contribution to further cumulative build up of housing in the countryside and thereby undermining the character of the rural area.

In terms of cumulative build up we cannot see how this additional proposal would have a detrimental effect. It would be well screened from the public road by mature trees and would have a hillside backdrop to help integrate it into the existing landform. In regard to access, it would lead off an existing access track so therefore there would be no requirement for a new access point onto the public road network.

Also, as mentioned previously in this statement, the proposal would form part of a cluster of dwellings similar to other cluster arrangements nearby.

- **THERE IS A NEED FOR FURTHER HOUSING IN MORAY IN BOTH BUILT UP AREAS AND RURAL AREAS.**

It has been well documented that there is currently a shortage of housing stock in the Moray area, both in towns and in rural areas. Indeed, recent experience has informed us that there is a high demand and need for rural accommodation in the Moray area. This proposal is for one plot and is obviously not of any large significance however we feel that every house passed relieves the situation a little and will only have a positive effect.

- **THE DESIGN OF THE DWELLING HOUSE IS IN HARMONY WITH POLICY H7**

Careful consideration has been given to the house layout / fenestration / detail and the resultant design is one of a contemporary style with traditional characteristics including vertically proportioned windows, gables with 40 - 45 degree pitches, a large feature glazed gable in the centre of the front elevation, 2no. small velux rooflights and a general fenestration in keeping with a traditional cottage appearance incorporating a modern feel.

In terms of material use, the walls will be finished with white K-rend or white roughcast and natural stone with grey concrete tiles specified to the roof to imitate traditional natural slates. The house design complies fully with policy H7.

Conclusion



We very much feel that we have shown how the proposed dwelling-house is acceptable under the criteria set out in the relevant local plan policies.

The reasons for refusal suggest that the proposal would lead to a development that would detract from the character of this part of the countryside however we feel that when the proposal is considered within the overall context of the nearby buildings and properties it would integrate well.



The design of the house meets the specific design requirements of the relevant local plan policy H7. It is also consistent with the criteria for an acceptable scale of house in the area.

From a development feasibility aspect, recent experience has informed us that there is now a high demand and need for rural accommodation in the Moray area. Indeed, the vast majority of sites we sell are to local people and we feel it is very important to help meet this demand in order to retain skills and jobs in the area. This not only helps the local economy but also has a “knock on” effect in terms of local services, schools, shops and the wider economy as well. Further, in our view what cannot be underestimated after the recent financial downturn is the need for valuable work for local tradesmen and building merchants etc. We feel that there appears to be nothing to prevent the merits of the application allowing it to progress to approval. Should any unforeseen material consideration arise during determination, please advise us accordingly in order that remedial action and an appropriate response may be pursued. We respectfully ask that the appointed LRB panel approves this application.



Yours sincerely,

S.Reid
Strathdee Properties Ltd.



Strathdee Properties Ltd.
Viewfield Farm,
Craigellachie,
Aberlour,
Moray,
AB38 9QT



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 01343 563 501 Fax: 01343 563 263 Email: development.control@moray.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100077374-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed erection of dwelling-house with integrated garage

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Strathdee Properties Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	Viewfield Farm
Last Name: *	Reid	Building Number:	
Telephone Number: *	01340 881784	Address 1 (Street): *	Craigellachie
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberlour
Fax Number:		Country: *	Scotland, UK
		Postcode: *	AB38 9QT
Email Address: *	stewart@strathdeeproperties.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Viewfield Farm
First Name: *	Gavin	Building Number:	
Last Name: *	Strathdee	Address 1 (Street): *	Craigellachie
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberlour
Extension Number:		Country: *	Scotland, UK
Mobile Number:		Postcode: *	AB38 9QT
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

862981

Easting

344554

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

3217.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

FARMLAND

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.	
How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?	<input style="width: 100%;" type="text" value="0"/>
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *	<input style="width: 100%;" type="text" value="5"/>
Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? * <div style="margin-top: 5px;"> <input type="checkbox"/> Yes – connecting to public drainage network <input checked="" type="checkbox"/> No – proposing to make private drainage arrangements <input type="checkbox"/> Not Applicable – only arrangements for water supply required </div>	
As you have indicated that you are proposing to make private drainage arrangements, please provide further details. What private arrangements are you proposing? * <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> New/Altered septic tank. <input type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed). <input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets). </div>	
What private arrangements are you proposing for the New/Altered septic tank? * <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> Discharge to land via soakaway. <input type="checkbox"/> Discharge to watercourse(s) (including partial soakaway). <input type="checkbox"/> Discharge to coastal waters. </div>	
Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * <div style="border: 1px solid black; padding: 10px; margin-top: 5px; min-height: 100px;"> Foul water will be taken to a suitable septic tank and then onto an appropriately designed soakaway. Surface water will be taken to an appropriately designed soakaway. </div>	
Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Note:- Please include details of SUDS arrangements on your plans Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	

Are you proposing to connect to the public water supply network? *

- ☐ Yes
☒ No, using a private water supply
☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Recycled material and general refuse will be collected from the track entrance by the local authority collection units.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☐ Yes ☒ No

Is any of the land part of an agricultural holding? * ☒ Yes ☐ No

Do you have any agricultural tenants? * ☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? * ☒ Yes ☐ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Stewart Reid

On behalf of: Mr Gavin Strathdee

Date: 01/12/2017

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☒ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☒ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Drainage/SUDS layout. *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Stewart Reid

Declaration Date: 05/12/2017

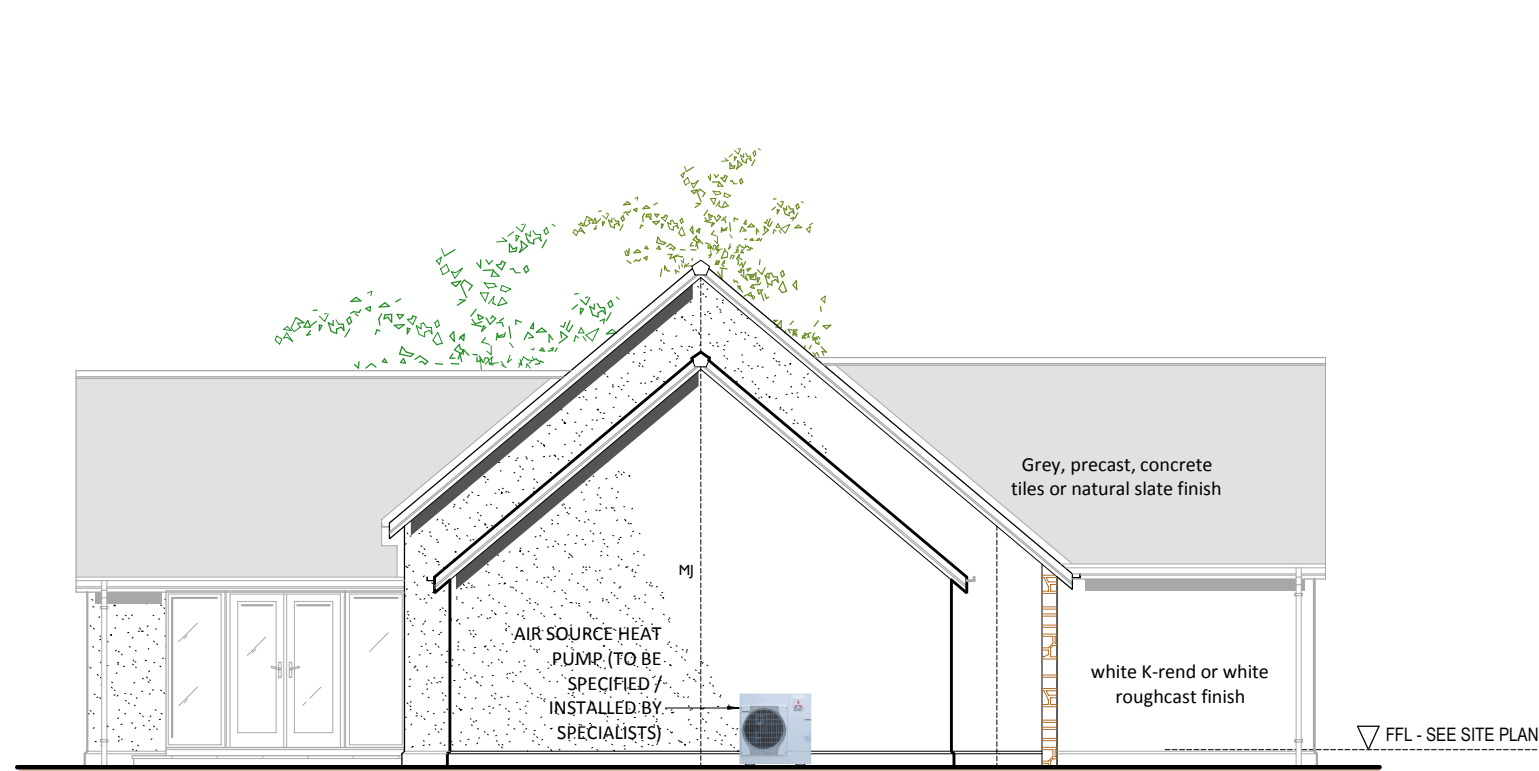
Payment Details

Cheque: Strathdee Properties Ltd., 200325

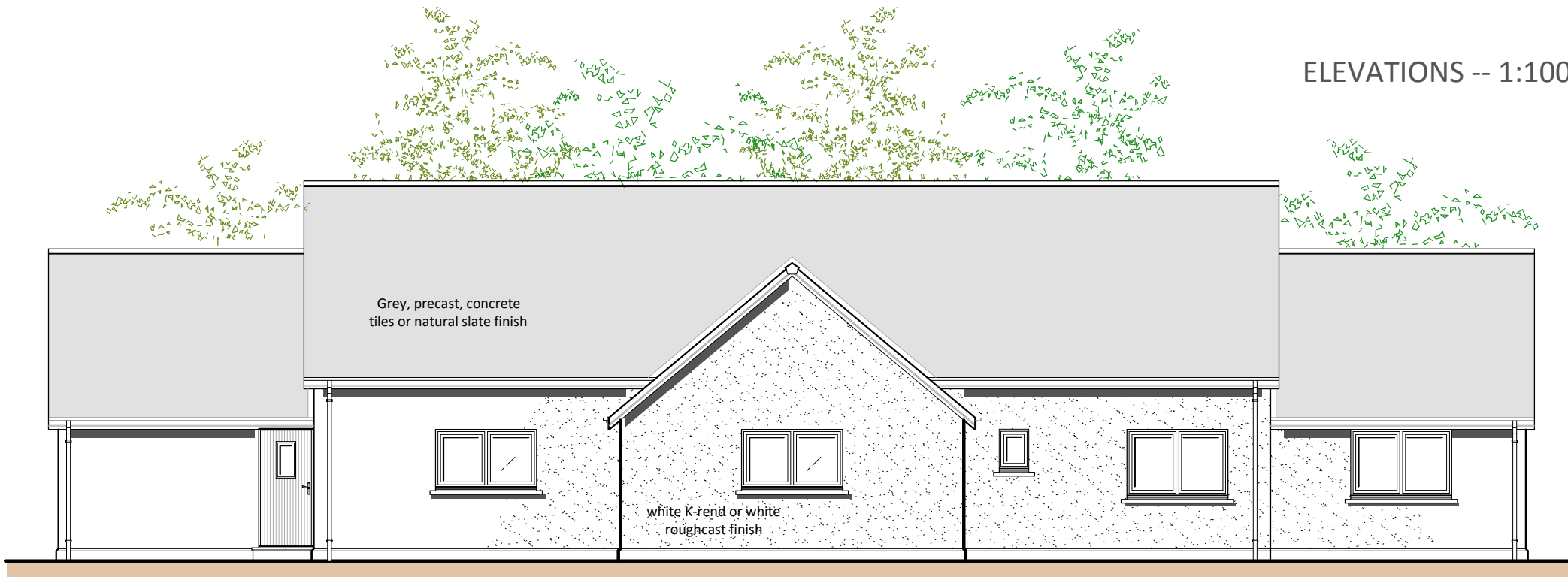
Created: 06/12/2017 10:41



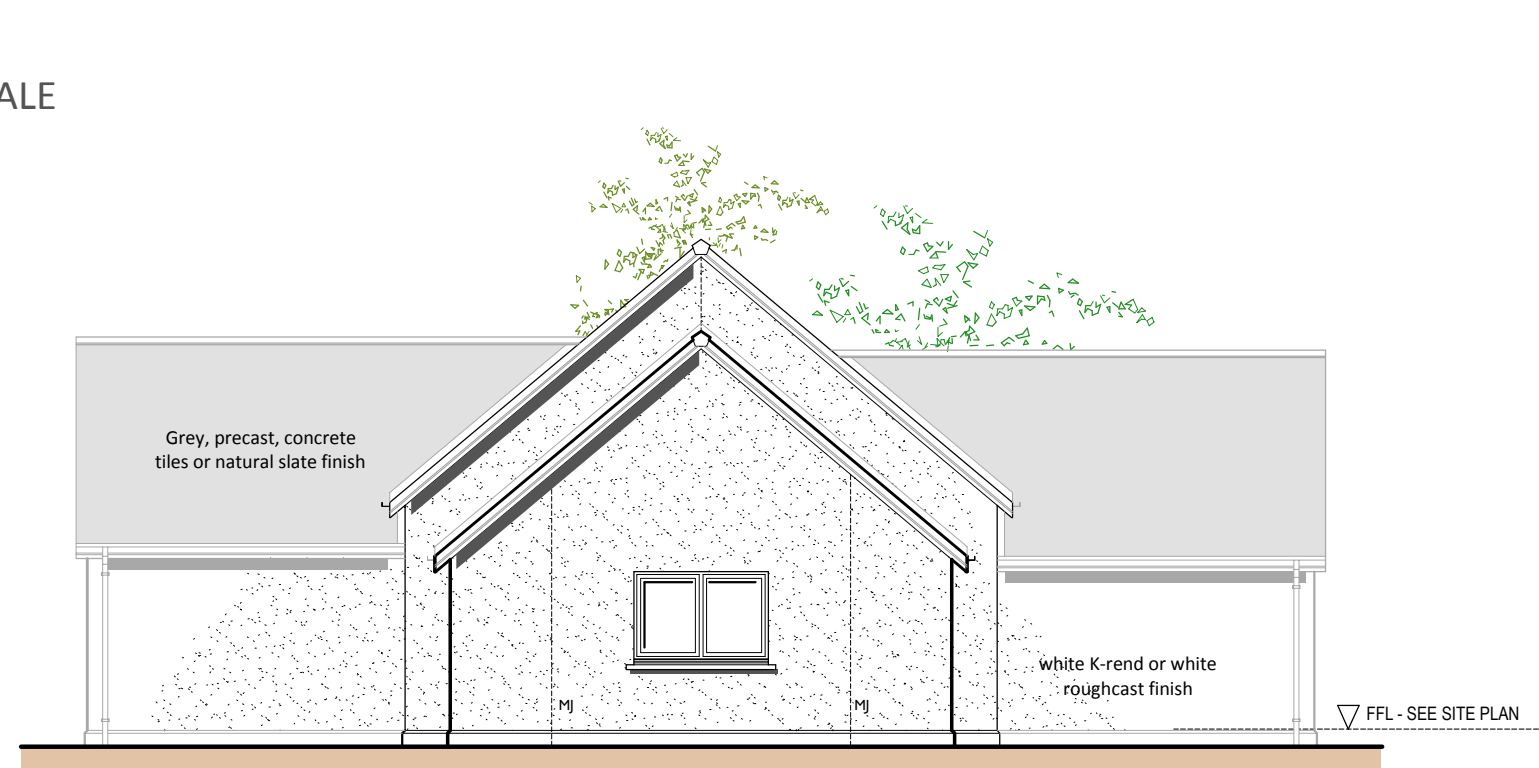
FRONT ELEVATION



SIDE ELEVATION

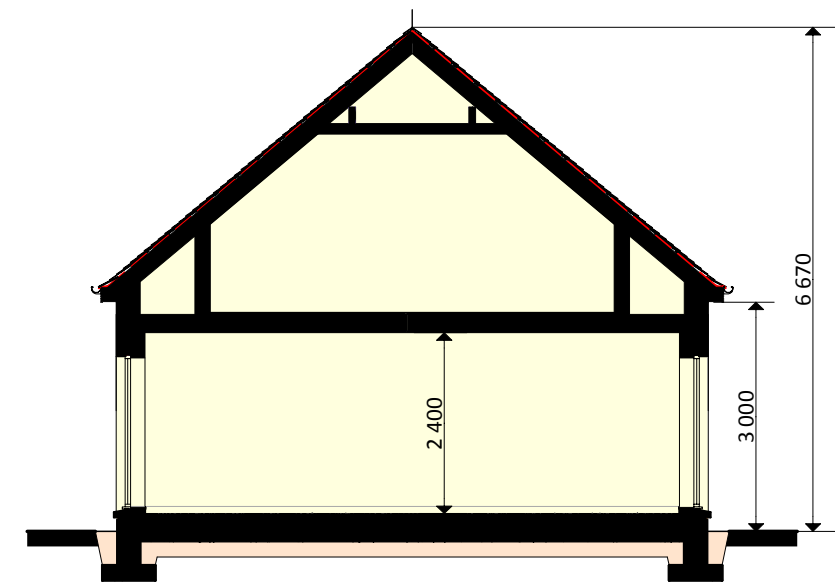


REAR ELEVATION



SIDE ELEVATION

ELEVATIONS -- 1:100 SCALE



TYPICAL SECTION



3D PHOTOMONTAGE DENOTING HOW DWELLING-HOUSE MAY APPEAR WHEN COMPLETE

SPECIFICATION

DRAINAGE
Foul water taken to septic tank.
Surface water taken to soakaway

EXTERNAL WALLS
White 'K' rend or white roughcast.
Natural stone.

ROOF
Grey, precast, concrete tiles or
natural slates

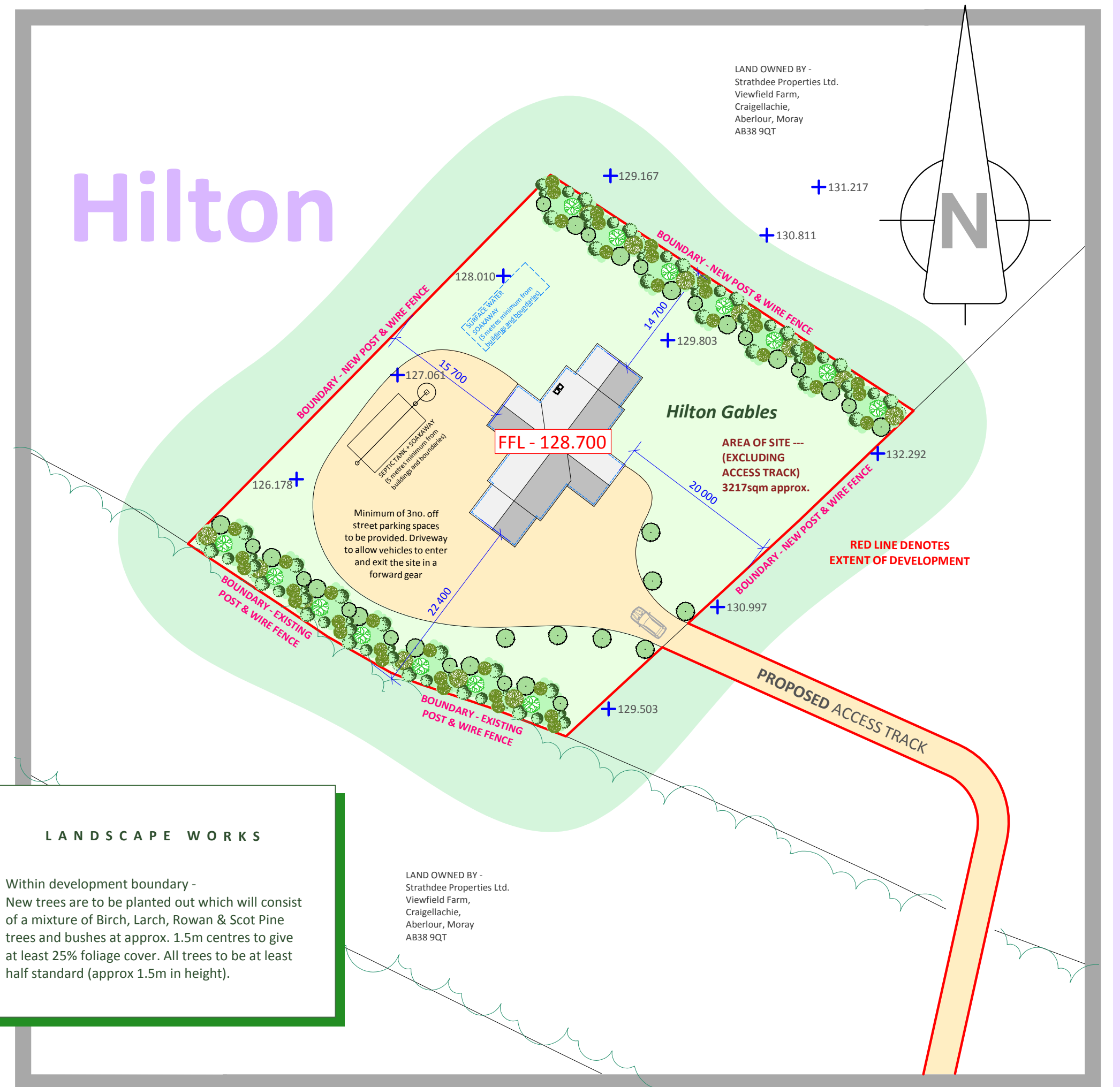
WINDOWS / DOORS
Grey / White Upvc / timber
windows



GROUND FLOOR PLAN

(SCALE -- 1:100)

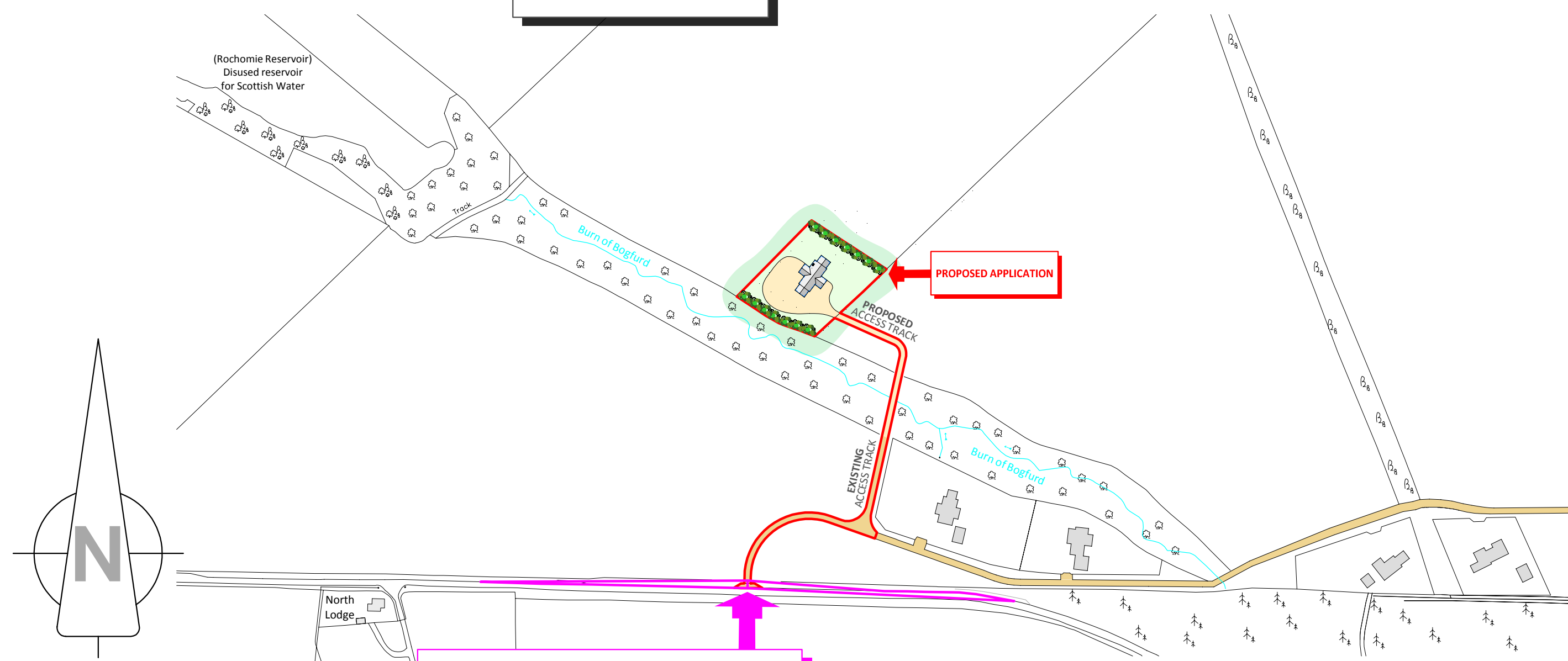
FLOOR AREA -- 193 sqm
GARAGE -- 26 sqm



SITE PLAN (SCALE 1:500)

LANDSCAPE WORKS

Within development boundary -
New trees are to be planted out which will consist
of a mixture of Birch, Larch, Rowan & Scot Pine
trees and bushes at approx. 1.5m centres to give
at least 25% foliage cover. All trees to be at least
half standard (approx 1.5m in height).



LOCATION PLAN (SCALE 1:2500)

Pink hatched area denotes a Visibility splay which is to
be set back 4.5m from the edge of the road and is to
be set at 160.00m measured in both directions.
There are to be no visual obstructions over the height of
1000mm (measured from carriageway) so as to ensure
full view of visibility required. ENTIRE AREA DENOTED
IN PINK IS EITHER UNDER THE CONTROL OF
STRATHDEE PROPERTIES LTD OR IS AN ADOPTED
MORAY COUNCIL ROAD VERGE / ROAD

Hilton
Gables



Strathdee
Properties Ltd.

VIEWFIELD FARM,
CRAIGELLACHIE,
ABERLOUR, MORAY,
AB38 9QT
T - (01340) 881784
E - info@strathdeeproperties.com

DRAWING no.
H-GABLES / PLANNING / 01

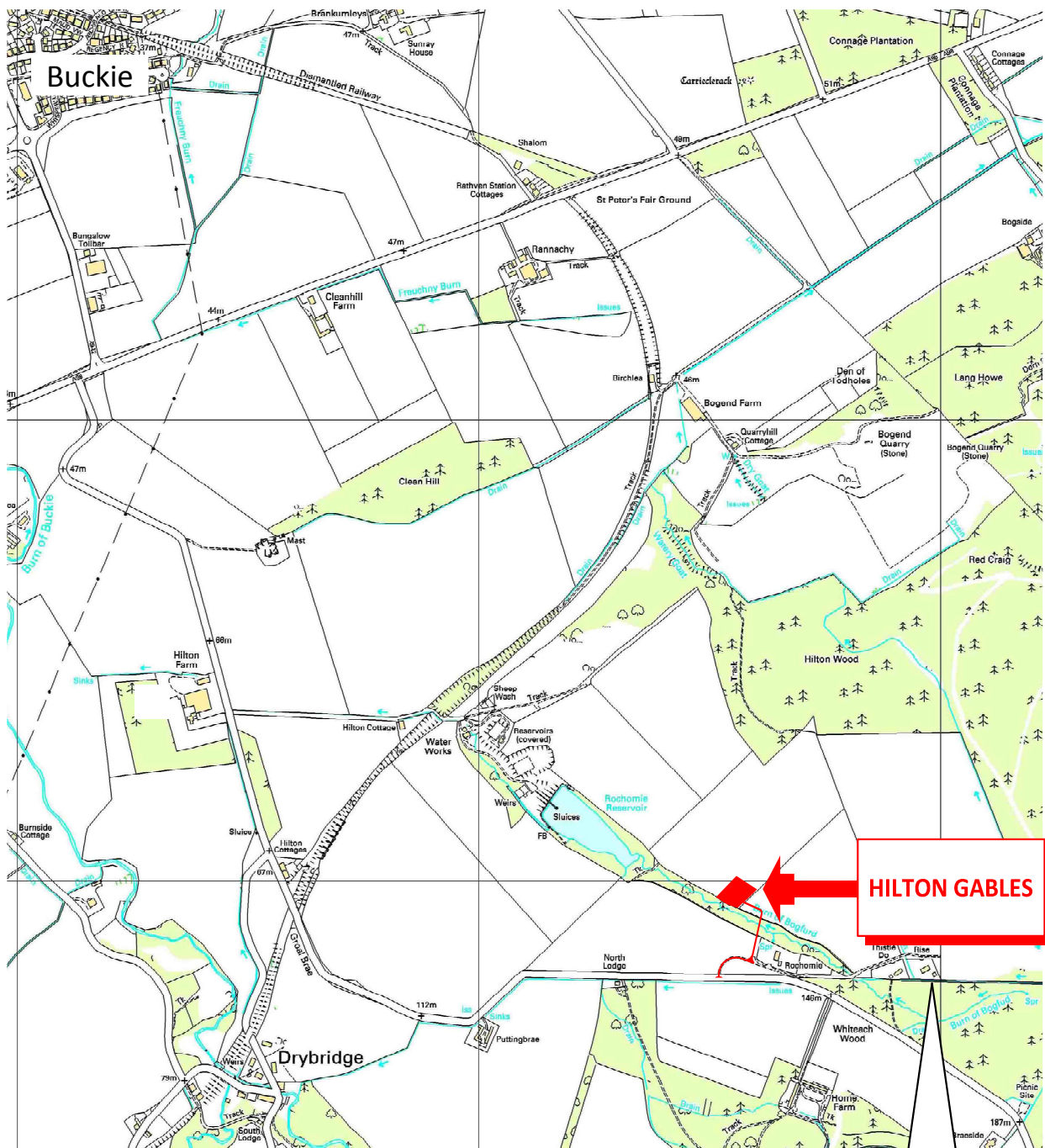
SCALE
AS STATED (A1)

DRAWN BY
S.Reid MCIAT

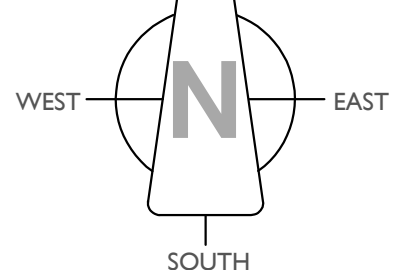
DATE
DECEMBER 2017



Proposed erection of dwellinghouse
with integrated garage At Hilton
Gables, Hilton Farm, by Buckie,
Moray For Mr Gavin Strathdee
planning drawing general arrangement



OS LOCATION PLAN (NOT TO SCALE)



Proposed erection of dwelling-house with integrated garage At Hilton Gables, Hilton Farm, by Buckie, Moray For Mr Gavin Strathdee

