

**Statement of Reasons for seeking Review in respect of
'Refusal of Planning Permission' Ref. No. 18/00417/APP**

***Proposed dwellinghouse and garage - plot CP1, adjacent to Delene Muir of Ruthrie,
Aberlour, Moray***

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

There are no concerns that the proposed house and garage will have any impact in respect of its 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 5,872m² (1.45 acres) allows for the proposed single storey 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.

Therefore, 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:

Planning Permission for plot CP1 was granted by Appeal to the Scottish Government ref P/PPA/300/322 dated 24 August 2009. This Planning Permission lapsed on 24 August 2012. The Moray Council's Local Development Plan Policies currently applicable are similar to the policies considered by the Scottish Minister's Reporter in 2009.

However, the settlement boundary of Aberlour has changed significantly with 'Delene' and the group of houses to the North of the A95 being included within the settlement boundary. Unfortunately, the scrub land adjoining Delene was not included in this settlement boundary realignment.

Also within the current Local Plan the neighbouring field is now zoned for a new housing development – R4:Speyview comprising of 100 houses. We understand that a major local housing developer will shortly be submitted proposals to the local authority for progressing housing development on this land in 2019.

It will be a challenge for this R4, 100 house development to be readily incorporated within the surrounding landscape. Refusing permission for this single house for the reason that it would increase development sprawl into the countryside appears inequitable.

We would therefore request a site visit be arranged so that the Review Body members can assess the impact this major housing development will have on the field and area adjoining CP1 and the impact the proposal for a single dwellinghouse and garage would have in the scrub land adjoining Delene.

There is an opportunity at this time if this application was to be approved for the proposed substantial tree planting to be carried out securing an attractive approach from the West into Aberlour for the future.