



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 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 100099817-002

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.

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:	John Wink Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	Midtown of Foudland
Last Name: *	Wink	Building Number:	
Telephone Number: *	01464841113	Address 1 (Street): *	Glens of Foudland
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Huntly
Fax Number:		Country: *	Scotland
		Postcode: *	AB54 6AR
Email Address: *	planning@johnwinkdesign.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Seggiecrook"/>
First Name: *	<input type="text" value="lan"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Riddoch"/>	Address 1 (Street): *	<input type="text" value="Grange"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Keith"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="AB55 6ST"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

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

Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="853171"/>	Easting	<input type="text" value="350762"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erect dwellinghouse on Site Adjacent To Bracobrae Grange Keith.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

We seek a review on the afore mentioned application as we believe the proposal to comply with the relative planning policy as set out in the 2015 Moray Local Development Plan. Full supporting statement included in supporting documents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

1860 - Supporting Statement, 1860 - 020 - A1 - Site Plan & Photos, 1860 - 021 - A1 - Policy Justification.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

18/00628/PPP

What date was the application submitted to the planning authority? *

10/05/2018

What date was the decision issued by the planning authority? *

03/07/2018

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Wink

Declaration Date: 01/10/2018

The Moray Council
Council Offices
High Street
Elgin
IV30 1BX

1st October 2018
Our ref: 1860
Planning Reference No. - 18/00628/PPP

Dear Sir / Madam,

Erect Dwellinghouse

On Site Adjacent To Bracobrae, Grange, Keith


Please find below our supporting statement to appeal the refusal decision of the above application.

We seek a review on the afore mentioned application as we believe the proposal to comply with the relative planning policy as set out in the 2015 Moray Local Development Plan.

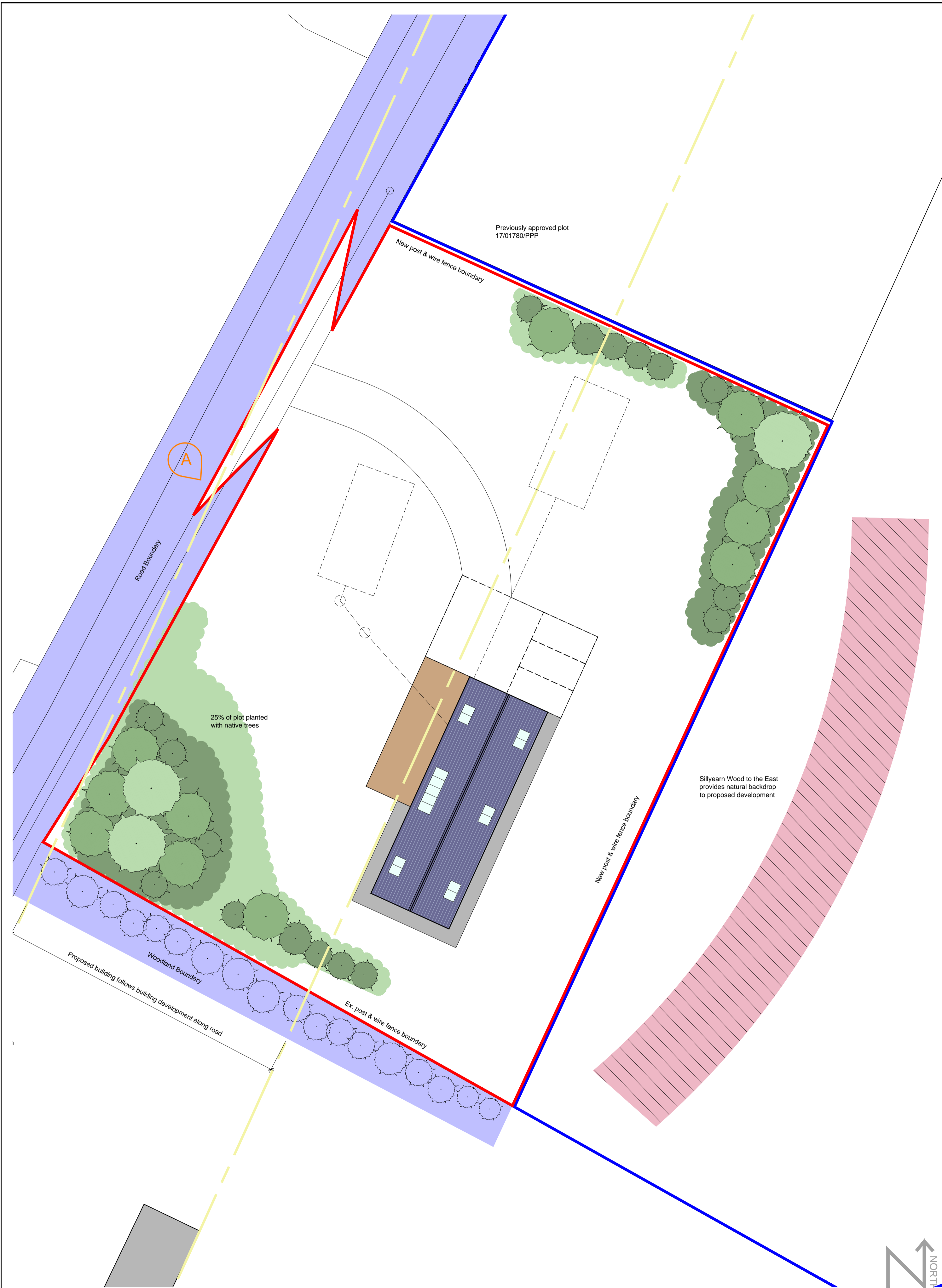
The proposal reflects the natural development of the area which is characterised by small clusters of buildings along the C47H road. There is a natural backdrop provided by the Sillyearn Wood to the East of the development along with two long established boundaries to the north and south of the area under ownership of the client. The natural topography of the site, sloping down towards the road for the woodland to the east, also serves to illustrate the appropriateness of this site for development. The proposal follows all the guidance set out in the policy in terms of traditional pattern of development, form and landscaping.

The refusal is based on the view that this application would create a 'ribbon development' [Housing in the Countryside, Supplementary Guidance, 4) Policy H7: New Housing in the Open Countryside, iv) Prominence]. We would argue that given the existing, long established boundaries, that this proposal should be considered as an infill development and therefore compliant with policy. The existing layout of the field has been divided to create two sites, one of which planning permission in principle was granted for in 2017 (Planning Reference No. 17/01780/PPP). As there is no possibility for any further development, ribbon or otherwise, along this boundary with the road, we would ask that this application be reconsidered for approval as an infill development of a single dwelling, thus completing the cluster of housing already present in the area.

Yours faithfully,



Alan Chalmers
Architectural Assistant
for
John Wink Design



Where complete replacement of substantially intact stone and slate buildings, such as churches, mills, farmhouses, granaries and schools, etc is being proposed, the Council will require the submission of evidence to their satisfaction as to why conversion or renovation is not being pursued.

Buildings that are robust and long-established, such as stone built steadings, stores and cattle sheds, may form part of a reuse or rehabilitation scheme. The replacement of temporary structures such as wooden or corrugated iron sheds or stores, stables and cattlesheds will not be considered eligible under this category.

Supplementary Guidance (SG) has been produced in order to provide further advice on the interpretation of this policy, and will be used in the process of determining planning applications.

Other considerations such as noise contours, developer contributions and energy efficiency will be taken into account in the determination of a planning application, and advice on these matters can be viewed in the aforementioned SG.

Policy H7 New Housing in the Open Countryside

This policy assumes in favour of an application for a new house in the open countryside provided all of the following requirements are met:

- Siting**
- a) It reflects the traditional pattern of settlement in the locality and is 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) will not be acceptable;
 - b) It does 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) 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; and,
 - d) At least 50% of the site boundaries are long established and are capable of distinguishing the site from surrounding land (e.g. dykes, hedgerows, fences, watercourses, woodlands, tracks and roadways).

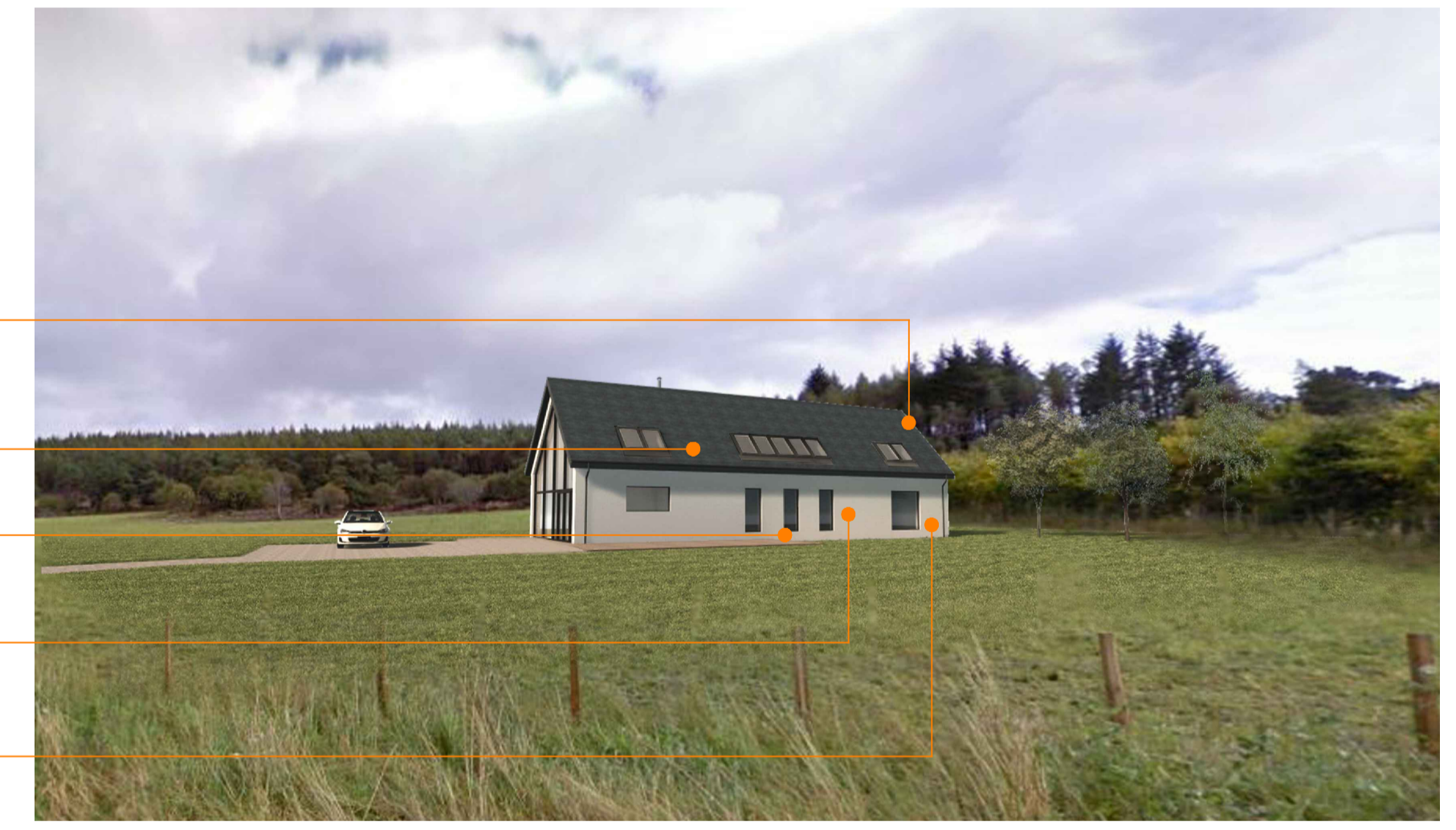
Justification

The Plan aims to allow housing in the open countryside that can be easily absorbed into the landscape. New development should be low impact and reflect the character of the surrounding area in terms of the traditional pattern of settlement and the scale and design of housing. The introduction of suburban layouts and house styles and the incremental build up of new houses have the potential to alter the rural character and detrimentally impact on the area's high quality rural environment.

Proposals that add to an existing grouping, such as an established re-use or rehabilitation scheme, will be more satisfactorily integrated where they connect through built form, layout and landscape features. Development that adds to an existing suburban layout should be avoided. Infill development along a road or landscape feature may be appropriate where this does not detract from the character or setting of existing houses.

Innovative modern design and energy efficiency measures are encouraged to promote sustainable development.

- Traditional 42 degree roof pitch
- Natural slate roof
- Windows with vertical emphasis
- Uniform external finishes
- Simple traditional vernacular form



View A - Roadside View
Visualisation

Moray Local Development Plan POLICIES

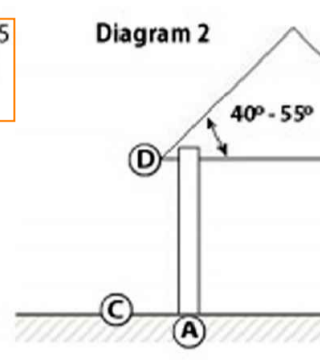
29 RESIDENTIAL DEVELOPMENT

Moray Local Development Plan POLICIES

30 RESIDENTIAL DEVELOPMENT

If the above criteria for the setting of the new house are met, the following design requirements then apply:

- Design**
- i) A roof pitch between 40-55 degrees;
 - ii) A gable width of no more than 2.5 times the height of the wall from ground to eaves level (see diagram 2);
 - iii) Uniform external finishes and materials including slate or dark 'slate effect' roof tiles;
 - iv) A vertical emphasis and uniformity to all windows and doors;
 - v) Boundary demarcation that reflects the established character or style (e.g. dry stone dykes, hedges) in the locality;
 - vi) Proposals must be accompanied by a landscaping plan showing an appropriate proportion of the plot, generally 25%, to be planted with native tree species at least 1.5 metres in height.



Ground Level:
A fixed point measured 100mm below the finished floor level of a house with a solid ground floor;
or 300mm below finished floor level of a suspended ground floor

Eaves:
The point where the front face of the external wall intersects with the uppermost point of the roofline

The width of the gable as measured from A to B should not be greater than 2.5 times the height of the ground to eaves measurement C to D.

Pitch on roof to be 40°-55°

Exceptions to the above design requirements will only be justified on the basis of innovative designs that respond to the setting of the house.

Proposals which involve the loss of woodland will be assessed against policy ER2 and must take account of the Council's Supplementary Guidance on Trees and Development.

Supplementary Guidance has been produced in order to provide further advice on the interpretation of this policy, and will be used in the process of determining planning applications.

Proposals for holiday homes in the open countryside will be assessed against this policy.

Other considerations such as noise contours, developer contributions and energy efficiency will be taken into account in the determination of a planning application, and advice on these matters can be viewed in the aforementioned Supplementary Guidance.

NOTE:
Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.

john wink design
www.johnwinkdesign.co.uk

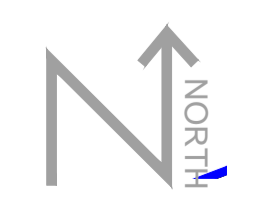
Midtown of Foudland, Glens of Foudland, Huntly, Aberdeenshire, AB54 6AR
Tel: 01464 841113 e: office@johnwinkdesign.co.uk

Proposed New House
Site Adjacent Bracobrae
Grange, Keith
Moray

For - Mr Ian Riddoch

Drawing
Policy Justification

Scale	Date
As noted	April 2018
Revision	Dwg No
-	1860 - 021





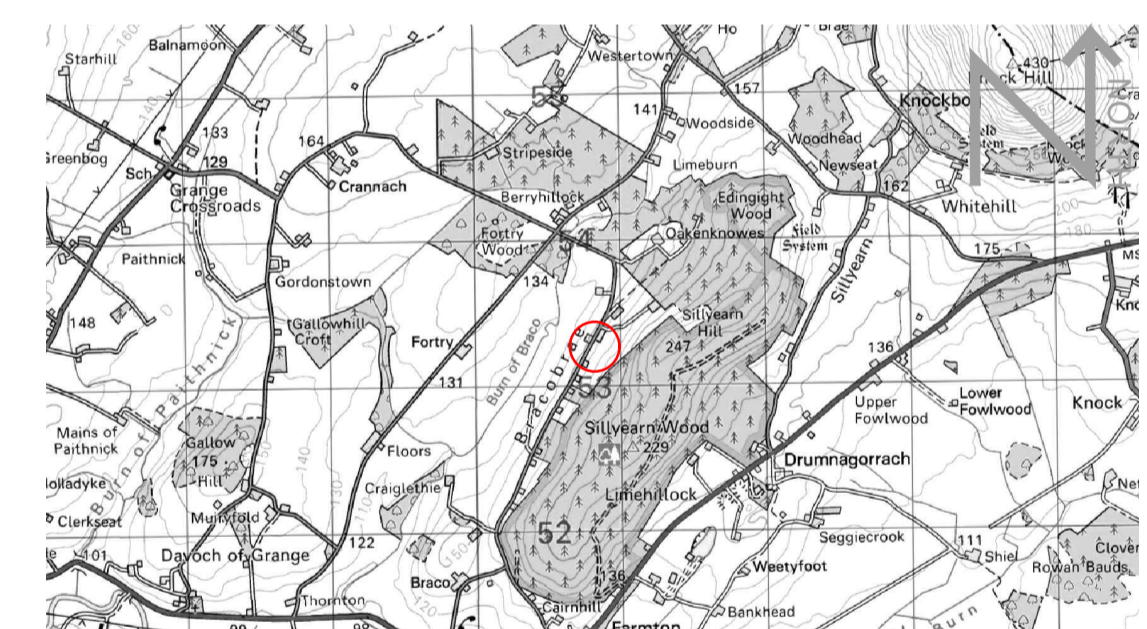
Approaching Site from North



View of Woodland Boundary to the South



View of Forrest Backdrop at Site Access



OS Map
Not to Scale

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Tel: 01464 841113 e: office@johnwinkdesign.co.uk

Proposed New House
Site Adjacent Bracobrae
Grange, Keith
Moray

For - Mr Ian Riddoch

Drawing
Site Plan + Site Photos

Scale	Date
As noted	April 2018
Revision	Dwg No
-	1860 - 020

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