

FOI Request - Householder Planning Permission - 101003408555

REFVAL	DCAPPTYP	DCSTAT	DATEDECISN	DTYPNUMBCO	LISTNAME	CODETEXT	CONDTYPE	DC_CON	DESCRIP	PARATEXT
22/01135/APP	APP	REF	01/11/2022	N01	DTYPNUMBCO	1. Householder Developments	R	U0056641	Reason for refusal	To minimise contamination of water supply by vegetation growth.
22/01135/APP	APP	REF	01/11/2022	N01	DTYPNUMBCO	1. Householder Developments	R	U0056641	Reason for refusal	The proposed garden room is contrary to the Moray Local Development Plan 2020 policy DP1 Development Principles for the following reason: The proposal would not be appropriate to the character of the surrounding area in terms of scale and design as it would break the uniform building line of the street and fail to integrate into the streetscape.
22/01387/APP	APP	REF	18/01/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0058050	Reason for Refusal	The proposal will give rise to conditions detrimental to road safety and create potential for a collision between vehicle exiting the house to the south and a pedestrian or cyclist on the footway/cycle path. The development impedes safe entry and exit to the south to the site and prevents safe access to the road network contrary to policies DP1 (ii)(a & c) of the Moray Local Development Plan 2020
22/01387/APP	APP	REF	18/01/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0058050	Reason for Refusal	Relper letters sent to MS and M*****s.
22/01423/APP	APP	REF	13/12/2022	N01	DTYPNUMBCO	1. Householder Developments	R	U0057399	Reason for Refusal	Spoke with CB on 21.04.2022. Starryhillock is now a private dwelling, not a holiday let, with no commercial activity ongoing. Programmed sampling no longer required.
22/01423/APP	APP	REF	13/12/2022	N01	DTYPNUMBCO	1. Householder Developments	R	U0057399	Reason for Refusal	The proposed development departs from the Moray Local Development Plan 2020 Policy EP5 Open Space and Mosstodloch designation ENV6 Natural/Semi-Natural Greenspace which require ENV designations in settlement statements to be retained as open space and where the proposal does not constitute one of the policy exemptions to the retention of open space. The ENV designation has been reinforced by the Mosstodloch Settlement Statement, superseding the previous erosion of the designation from past consents. The proposal is therefore unacceptable.
22/01443/APP	APP	REF	12/12/2022	N01	DTYPNUMBCO	1. Householder Developments	R	U0057411	Reason for Redusal	21.04.2022 Called the complainant who advised of the address. sh22/04/22 Noise app emailed to complainant DJ06/05/22 no recordings received. DJ
22/01443/APP	APP	REF	12/12/2022	N01	DTYPNUMBCO	1. Householder Developments	R	U0057411	Reason for Redusal	The proposed alterations and extension are contrary to Moray Local Development Plan 2020 for the following reasons:1.The proposed first floor balcony is unacceptable as it introduces a new level of activity which is not currently present as it involves 'sitting out' at a first floor level, directly adjoining to and above a neighbouring property's private decked seating area. The proposed 1.5m high wall to provide a solid balustrade on the eastern edge of the balcony would mitigate a small amount of privacy loss to that neighbour whilst users are in a seated position. However, when users are in a standing position on the balcony, a clear view onto the neighbour's private decked seating area and first floor windows would be formed, giving rise to an unacceptable loss of privacy and overlooking to that neighbour and therefore the proposals would not comply with policy DP1(e)2.The proposed 1.5m wall to form a solid balustrade on the eastern edge of the balcony would be considered incongruous with the scale and character of the existing property, and surrounding Special Landscape Area. It would also have an overbearing impact on the attached neighbour and a result would not comply with policies DP1(a), (e) and EP3.
22/01451/APP	APP	REF	06/01/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0057905	Reason for Refusal	28/02/22 - IA made local SSPCA inspector aware and will monitor.
22/01451/APP	APP	REF	06/01/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0057905	Reason for Refusal	1.The high level boundary fence is out of keeping with the established open aspect character of the existing site and neighbouring housing and would therefore fail to comply with Policy DP1 (i) (a). 2.The high level fencing would partially enclose an area of open space to the rear of the property which requires natural surveillance in order to reduce crime and would therefore fail to comply with policy PP1 (ii).
22/01594/APP	APP	REF	19/01/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0058067	Reason for Refusal	1.The proposals is contrary to Moray Local Development Plan Policies 2020 EP6 and the Cummingston Settlement Text as the proposal would introduce a large building at the edge of the village on land that is immediately outwith the existing settlement boundary resulting in additional linear roadside development along the B9040 and increasing the potential for coalescence with surrounding settlements. 2.The proposals is contrary to Moray Local Development Plan Policies 2020 DP1 (i) (a) and EP3 as the development fails to reflect the traditional settlement character in terms of siting and design as the siting of a building of this size in this prominent location would not reflect the character of this part of the village.
22/01849/APP	APP	REF	08/03/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0059567	Reason for Refusal	Private Water Supplies have a high risk bacteriological contamination.No treatment is recorded as being in place which would provide a barrier of protection against bacteriological contamination.
22/01849/APP	APP	REF	08/03/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0059567	Reason for Refusal	The proposed car port does not comply with the Moray Local Development Plan Policy DP1 - Development Principles and National Planning Framework 4 Policy 16 - Quality Homes because it would sit forward of the principle elevation of a mid-terrace house in an area where there are no buildings/structures that sit to the front of houses. The proposal therefore would appear out of place and be detrimental to the established character of the surrounding area. It would also set a precedent for further similar development.
22/01928/APP	APP	REF	10/02/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0058822	Reason for Refusal	Due to its unreasonable scale (in height and north-south length), the proposed extension would not act subservient to the existing building. Additionally, there is little relation between the extension and the existing building in terms of its positioning and layout, further restricting the compatibility between their characters [DP1(h)]. Its dominating nature would be very visible from public areas, hindering its ability to integrate into the surrounding area [DP1(a)/(b)]; as a result, the proposal would not comply with the Moray Local Development Plan Policy DP1 Development Principles in terms of siting and design.
22/01928/APP	APP	REF	10/02/2023	N01	DTYPNUMBCO	1. Householder Developments	R	U0058822	Reason for Refusal	13.04.2022 - IA ans RA aware and will check when in area

23/00132/APP	APP	REF	17/04/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0061002	Reason for Refusal	26/07/2022re-visit carried out. FBO is away on holiday/business from 25/07/2022-12/08/2022new chef has started. one of the others has left.Points in my report have been actioned, although work still required and more effort needed to prevent a further drop.new chef has actioned a number of points, but temp recording only started once he started in mid July.see dms for re-visit inspection form. will re-visit in 3 weeks to check further progress as this is when tradesmen are due to be on-site.
23/00132/APP	APP	REF	17/04/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0061002	Reason for Refusal	The proposed extended box dormer to the front and new box dormer to the rear of the existing dwelling are contrary to the Moray Local Development Plan (2020) and National Planning Framework 4 for the following reasons: 1.The proposals are unacceptable in terms of policy DP1(g) which precludes box dormers. Furthermore, the dormers are of a poor design which is incongruous with the character and scale of the existing property and surrounding area due to the unnecessary bulk and box-like appearance which the box dormers would introduce. The dormers would also be considered overdevelopment of the existing front and rear roofplanes and as such would fail to comply with MDLP2020 Policy DP1 and NPF4 Policies 14 and 16.2.The Moray Local Landscape Review Designation Review for the Burghead to Lossiemouth SLA specifically states that development should be of the highest quality and of a scale and style that reflects buildings within the original core of the settlement. It is noted that proposed extended box dormer and new rear box dormer would have a detrimental impact on the character of the wider SLA and is therefore not considered to comply with MLDP 2020 policy EP3 and NPF4 Policy 4.
23/00302/APP	APP	REF	22/05/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0062439	Reason for Refusal	The proposed development is contrary to Moray Local Development Plan 2020 Policies EP5 Open Space, Policy DP1: Development Principles and National Planning Framework Policy 14 Design, quality and place in that it will result in the loss of publicly available amenity open space to the detriment of the amenity and wellbeing of the surrounding area and residents, and will visually enclose the approach to the designated open space at ENV3 Hillocks Way Lossiemouth.
23/00302/APP	APP	REF	22/05/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0062439	Reason for Refusal	20005770
23/00644/APP	APP	REF	12/06/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0063021	Reason for Refusal	07.06.22 - IA spoke to complainer who advised dog from ******, elgin did attack his dog and was not on a lead10.06.22 - IA visited subject address, no answer27.06.22 - IA visited subject address, no answer, card left30.06.22 - IA spoke to dog owner. Advised to keep dog on lead to avoid any further incidents from happening. Verbal warning and advice given
23/00644/APP	APP	REF	12/06/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0063021	Reason for Refusal	The proposal is contrary to the provisions of National Planning Framework 4 Policy 16 g) and Moray Local Development Plan 2020 Policy DP1 (i) parts (a) and (e) for the following reasons:The proposed garage by virtue of its height, bulk, length and position located close to the mutual boundary would result in significant adverse amenity impacts for adjoining neighbouring properties, leading to an unacceptable loss of sunlight/daylight, and a dominant overbearing impact. The proposal therefore represents an inappropriate form of development which would be detrimental to the amenity and character of the immediate surrounds of the site and is contrary to the provisions of National Planning Framework 4 Policy 16 g) and MLPD Policies DP1 (i) part a) and e).
23/00648/APP	APP	REF	31/07/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0064893	REASON FOR REFUSAL	1.The proposals is contrary to National Planning Framework 4 policy 7 and Moray Local Development Plan Policy 2020 EP9 as the proposed material is not appropriate for use on the principal elevation of a building in a prominent location in the conservation area and would fail to preserve or enhance the character or appearance of the Forres Conservation Area. 2.The proposals is contrary to National Planning Framework 4 policy 16 (g) as the as the proposed material is not appropriate for use on the principal elevation of a building in a prominent location in the conservation area and would have a detrimental impact on the character of the home and the surrounding area. 3.The proposal is contrary to Moray Local Development Plan Policies 2020 DP1 (i) (a) & (d) as the proposed material is not appropriate for use on the principal elevation of a building in a prominent location in the conservation area and as such the development is not appropriate to the character of the surrounding area does not conserve or enhance built environment resources.
23/00648/APP	APP	REF	31/07/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0064893	REASON FOR REFUSAL	Food Safety Management System - I am very concerned that the practices seen during my inspection, together with the lack of staff awareness of food safety systems, indicate a lack of management controls over food operations in your business.
23/01024/APP	APP	REF	29/08/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0065511	REASON FOR REFUSAL	The proposal is contrary to policies 4, 7 and 14 of the National Planning Framework and policies PP1, DP1, EP3 and EP9 of the Moray Local Development Plan 2020 and the associated Findhorn Conservation Area Character Appraisal for the following reasons:-1.The proposal, which is highly visible in this prominent location would introduce a visually intrusive development into the historic streetscape adding to existing visual clutter at the entrance of the Findhorn Conservation Area. The proposal therefore would fail to preserve and/or enhance the established character of the Conservation Area due to its prominent location and inappropriate size, and would be contrary to policies 7, 14, PP1, DP1 and EP9. 2.The proposed development does not adopt the highest standards of design due to its inappropriate size in this prominent location. It therefore would erode the traditional settlement character of the Culbin to Burghead Coast Special Landscape Character, and would fail to accord with the requirement of policies 4, 7, 14, PP1, DP1, EP3 and EP9.
23/01024/APP	APP	REF	29/08/2023	N01	DTPNUMBCO	1. Householder Developments	R	U0065511	REASON FOR REFUSAL	The aforementioned require to be repaired or replaced.