

REFUSED PLANNING APPLICATION - 11 / 01569 / APP

STATEMENT OF REVIEW

POLICY H8 (Moray Local Plan)

Siting

The proposed plot is located at a distance of 200m away from the nearest group of dwellings and we feel that this spacing would be enough to ensure adequate separation between plots and would not "detract from the character or setting of existing buildings." In short, we feel that this dwelling, because of its corner location incorporating a large mature tree backdrop could easily be added to this locale.

The site is not overly prominent and in fact is completely "hidden" from the nearest public road by the above mentioned existing backdrop of mature trees.

50% of the site is bounded by existing, long established boundaries (post and wire fencing).

Design

The house design is of a contemporary design with traditional characteristics including vertically proportioned windows, walls of white or cream roughcast and natural stone, and Redland Mini-Stonewold grey tiles to the roof to imitate traditional natural slates. The design complies fully with "H8 Design" due to it's already being approved at a number of rural locations throughout Moray.

POLICY IMP1 (Moray Local Plan)

Again, the proposed site, in our opinion complies with criteria a through to n of this policy as summarized below -

a. The scale, density and character must be appropriate to the surrounding area -

The dwellinghouse design has previously been approved in rural locations throughout Moray. The plot has been sited 200m away from the nearest group of dwellings and we feel that the density will not be too excessive with one more dwelling consented. Further, the scale of the development is very similar to the dwellinghouses which have previously been approved to the west of this site.

b. The development must be integrated into the surrounding landscape -

The site is integrated into the landscape by means of it being located in a corner with an existing backdrop of mature trees. Further, in line with council policy we will ensure 25% of the plot is covered with foliage. Also, as mentioned previously the site would be completely "hidden" from the nearest public road by the existing backdrop of mature trees.

c. Adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development. -

A good quality existing access track exists at the moment, extending to the last dwellinghouse constructed to the west. An existing access track then extends up to this new plot. We would bring this part of the track up to the same specification as the track which terminates at the existing plots.

d. Adequate water, drainage and power provision must be made.

This site will be fully serviced with electricity, a private water supply and a BT connection. The drainage will be by means of SUDS soakaways as denoted on the site plan (HILTONHEIGHTS / PLANNING / 01) .

e. Sustainable urban drainage systems should be used where appropriate, in all new developments -

As mentioned above the drainage will be by means of SUDS soakaways as denoted on site plan (see point d).

f. There must be adequate availability of social, educational, healthcare and community facilities -

In Buckie, the nearest town to the development there exists facilities to accommodate all of the above requirements. Further, the planning gain unit has not asked for any contribution for these requirements.

g. The development should, where appropriate, demonstrate how it will incorporate renewable energy systems and sustainable design and construction. Supplementary Guidance will be produced to expand upon some of these criteria. -

Although nothing specific has at this stage been denoted on the drawings in terms of renewable energy it is intended to incorporate a multi-fuel stove and solar panels into the design at building warrant stage. A renewable element is now almost a mandatory requirement to satisfy the Scottish Building Standards and so it is our intention to fully accord with this policy.

h. Provision for the long term maintenance of public landscape and amenity areas must be made. -

There are no public landscape or amenity areas nearby.

i. Conservation of natural and built environment resources must be demonstrated. -

25% of the plot will be planted out with trees which will ensure covered with foliage.

j. Appropriate provision to deal with flood related issues must be made, including the possibility of coastal flooding from rising sea levels and coastal erosion. -

The site is an elevated position and well above sea level. Further, there are no rivers or burns nearby which would have the potential to pose a flood risk.

k. Pollution, including ground water must be avoided. -

There is no reason for any pollution to occur.

l. Appropriate provision to deal with contamination issues must be made, and -

The contaminated land department raised no concerns during the planning application process however all necessary health and safety and contamination procedures will be adhered to during the construction of the dwelling.

m. The development must not sterilize significant workable reserves of minerals, prime quality agricultural land, or preferred areas for forestry planting. -

Although the plot sits on agricultural land it is located in a corner which consists of rough ground and which for the most part cannot be cropped.

n. Where appropriate, arrangements for waste management should be provided. -

Recycled material will either be taken to the local recycling depot or will be collected from a designated point on the access track. General refuse will be collected from a designated point on the access track.

POLICY 1(e) (Moray Structure 2007)

The proposed site, in our opinion, complies with policy 1e as described below -

1e. The encouragement of low impact, well designed development in the countryside to support local communities and rural business.

The proposed dwellinghouse has been located in a corner spot with a large mature tree backdrop to integrate with the characteristics of the land and to nullify visibility from public view.

In summary, we feel that this planning application should be treated on it's own merits and that it would be an acceptable development in this area not only because it adheres and complies to all parts of the relevant Local and Structure plans but that there appears to be nothing to prevent the merits of this 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.

Lastly, there were no objections to the application.

yours sincerely,

Stewart Reid MCIAT