

REQUEST FOR REVIEW OF PLANNING APPLICATION REFUSAL
APPLICATION REFERENCE 11/01566/APP
ERECT HOUSE AND DETACHED GARAGE ON SITE AT BELNAGARROW,
MAGGIEKNOCKATER, CRAIGELLACHIE.

1 December 2011

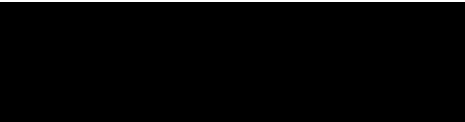
I wish to apply for a review of the decision to refuse the above planning application.

The proposed house is to be set within a very small field adjacent to the existing farm buildings complex, and, because the house would only be visible from a very small part of the public road, would blend in with the existing farm house, buildings, and the stand of mature established trees. The house would not be visible from any other public road. In fact, the house would be less visible than the two houses immediately to the north. The topography of the immediate area does not allow the proposal to “*overwhelm the existing buildings and detracting from the traditional character inherent in the setting of the farm complex*”.

The planning officer detailed several planning applications in the report of handling. I would like to mention the application 11/01484/APP decision, in which the planning official states: “*The proposed site, while sharing a boundary with Belnagarrow Cottages, will reflect the dispersed nature of the rural settlement pattern which is characterised by single houses, and small clusters of dwellings and farm buildings. The proposed development would essentially create and round off a small building group in the countryside.*”

I would contend that my application would be part of a far more sensitive small building group than the above application, which has created an almost linear development of highly prominent houses, on both sides of the public road. Further, the development of five houses and two semi-detached houses at Wester Gauldwell farm (96/00182/FUL) which received permission would appear, to my eyes at least, to be much more of a detraction from the traditional character of the farm setting.

As mention in the report of handling, the house is considered to be acceptable in terms of the design criteria set out in policy H8, and has met with no objections from Transportation, Water, Environmental Protection, Environmental Health, or Contaminated Land consultations.



David Campbell,
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