

# REFUSED PLANNING APPLICATION - Burghead Neuk - ref 11 / 01840 / APP STATEMENT OF REVIEW

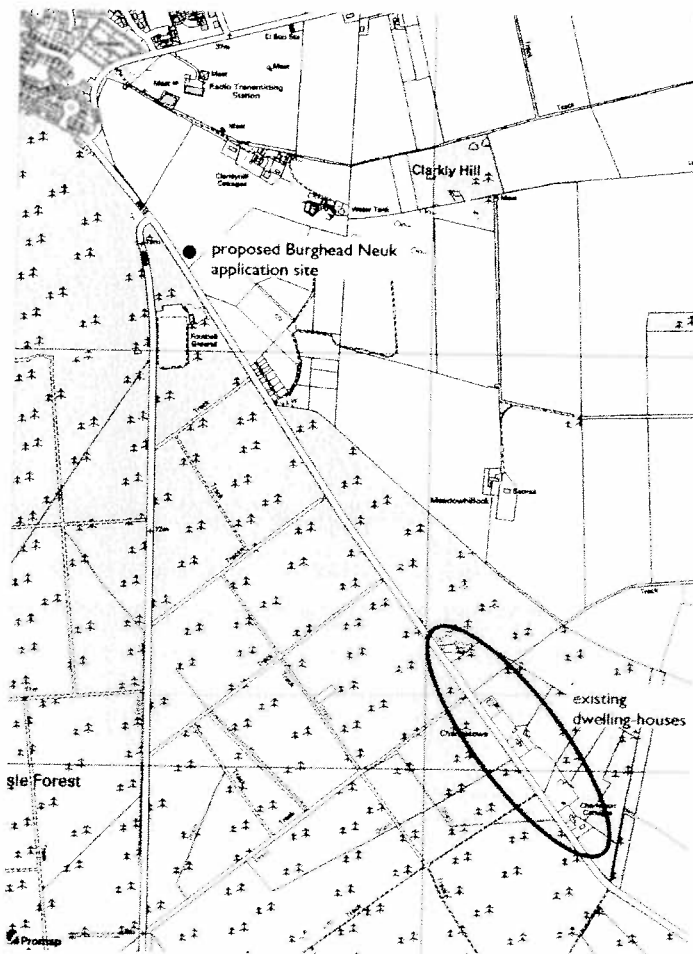
## POLICIES H8, ENV 1, E9

- (i) The proposal would be overtly prominent due to the openness and elevated nature of the roadside development proposed, and would have a detrimental impact on the character of the setting.

The proposed dwelling-house would not, in our opinion, be overtly prominent given the fact that a large backdrop in the form of a hill would exist directly behind the development. Further, if approaching or leaving Burghead on the B9089 road the plot is completely screened by existing mature trees.

- (ii) The proposal would encourage a build-up of development in the immediate vicinity of the Burghead settlement and lead to pressure for the unplanned expansion of that settlement.

The proposal is sited in a corner location with 2no. well established existing fenced boundaries. A good backdrop exists as is mentioned above and various other dwelling-houses exist in similar situations on this road. Please see location map below to evidence this -



With all the above suitable criteria in place it does not seem valid or relevant that an argument exists concerning "pressure encouraging unplanned expansion".

(iii) Further such development would be encouraged.

We would ask that this application be treated on it's own merits not on a "what if" basis concerning what may or may not happen in the future.