



# Keith Edwards Architect

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The Clerk  
The Moray Council Local Review Body  
Legal; and Committee Services  
Council Office  
High Street  
Elgin  
Moray  
IV30 1BX

22.07.13

Dear Sir/ Madam,

## **APPLICATION FOR OUTLINE PLANNING PERMISSION FOR A HOUSE BUILDING PLOT AT CLAYLAND, AULTMORE BY KEITH ... PLANNING APPEAL**

This application was refused as it was deemed to be contrary to Policy 1(e) of the Moray Structure Plan 2007 and policies H8 and IMP1 of the adopted Moray Local Plan 2008.

The proposal is stated as being located in an open rural setting of largely uniform landform character which would lack sufficient backdrop to offset its prominence when viewed from the adjoining public road network.

The site is located in the corner of a field which has two prominent boundaries and two smaller boundaries. The major boundaries are alongside the public road C74H to the west and the neighbouring march boundary fence to the north. The other 2 boundaries to east and south are in place giving this area of ground a separate field number under the agricultural designation. At present the land is vacant although small trees are noted all round the boundary line. The area of ground all round is generally level although rises to the north. To the east another house building has been erected in the last year which is of a storey and a half style with brown render and grey precast concrete roof tile finish. This property, now complete, stands in a similar area of ground diagonally opposite to this site and is open to view from the neighbouring road network which is the reason for refusal for this application. There is a row of deciduous trees running east to west on the north side of the new house which gives limited backdrop during summer but not from the road network being used in evidence against this proposal. Please see enclosed photographs from the adjacent roads mentioned looking towards this site and the neighbouring house with a house outline noted within this site.

Under policy H8, this proposal is deemed to meet the criteria now existing in that under the siting heading it will not detract from the character or setting of existing buildings, is not overtly prominent as it has a backdrop of trees and existing houses viewed from the adjacent road network from the east and has 100% boundaries with 50% being existing for 100 plus years, the other boundaries being 10years plus. Any proposed design would fit within the design criteria required for housing in the countryside. The design can be checked at detail design stage of the planning process if approved.

Under policy IMP1, the scale, character of new developments must be appropriate and integrated into its surroundings. The proposal for a storey and a half house type similar to that adjacent which would be in character in the local rural landscape. The new

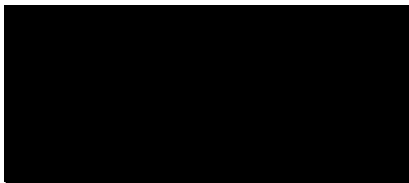
property is located at a road junction where there is appropriate sight lines along the road with ease of access and servicing. This site has trees planted all round and give a degree of screening which when fully mature would still give adequate sightlines along the road at entrance to site.

This project is seen to be appropriate for the area as it sits within the landscape and would not be as prominent as is being stated. The site itself is large enough to contain a house and appropriate septic tank drainage and relevant soakaways. This site is far removed from the main traffic routes and would have no impact to these even during construction. The site can be seen from the local road network as can all others in the local area which have integrated into the local character over the years. Any new building will be prominent for a few years until landscape and building settle into the environment.

It should be noted that there has been no neighbour objections to this proposal which is testament to the fact that the proposal for another single house in the area would not contribute to any overbuilding, unsightly or traffic congestion.

It is on the above and enclosed information along with that already submitted for the principle application that this project is seen as being fitting for the area.

yours faithfully



Keith Edwards Architect