

REPORT AS PART OF PLANNING SUBMISSION FOR HOUSE AT CLAYLANDS, AULTMORE, KEITH...

SITE LOCATION...

The site referred to in the accompanying application is sited at Claylands, Aultmore, Keith. The site has an area of 0.4 acres and is fully surrounded with a post and wire fence and will take access off adjacent single track road. The site itself is at present rough grass and reeds with sapling trees all round the site approximately 2.0 metres in height.



A...Site photo

This site is not visible from adjacent main roads as it is located about 3/4 mile off the main Aultmore road. The Access road rises immediately from Aultmore round a corner and further up the hill which screens the site from all but the higher level farm steadings and minor roads around the site.

SERVICES...

The site is totally enclosed and has been a separate field for many years and is large enough to contain the required drainage soakaways. Foul drainage will be biotreatment reed beds then soakaway. Surface water drainage will be fed direct to adjacent ditch which has water all year round other than exceptional dry spells with approval from SEPA. Electrical supply will be taken from the overhead lines opposite the site. Telephone can be connected to the existing system on poles again opposite the site. Heating will be a matter for the proposed owner of the site. Natural gas is not available for this project. Road access as previously noted will be taken from Aultmore and then the single track tarmac road which passes this site and continues to rise up over the hill connecting to the Followsters road as noted

in photo B. A layby access will be formed at entrance to site which will be to Moray Roads design and construction. Sightlines in both directions are existing at entrance and exit to site as can be seen in photos B & D. There is easy access for the requirement of emergency service vehicles for fire fighting. Manoeuvre space is adequate for fire fighting equipment.

SURROUNDINGS...

The site is bounded on three side with adjacent fields generally open in nature with similar fencing as this site. On the west side is a small water filled ditch to the side of the tarmac finished road. To the north of the site the ground rises up to a tree belt enclosing an adjacent farm steading.



B...Adjacent tarmac road rising uphill

Opposite the site and across the road is a new storey and a half buff roughcast finished house with dormers, timber fascia/soffit having access taken off the tarmac single track road. Opposite the house is a tree lined track. The roof pitch is 40 degrees finished with a grey concrete roof tile with plain concrete tile finish to match slate roofs of surrounding farms. All windows are off a vertical nature as required by the Building in the Countryside policy. This is a typical new house being built throughout Moray in the countryside.



C...New house opposite this site

This adjacent house has been erected in an open site with no boundaries formed at the time of this report. Photograph D indicates mature trees on opposite side of farm track leading to Ardioch Steading.



D...Mature trees lining track to Ardioch Farm

SITE ACCESS...

This site will be accessed from the adjacent single track tarmac finished road approximately 30metres up from the existing T junction. A layby will be formed at the junction to allow vehicles to pass and to give easy access into site. Site lines from the entrance to site is clear in both directions as can be seen in the photographs of the road. Sight line distances required by the Moray Roads dept are achieved in both directions. This single track feeds down to the main B9016 road junction at Aultmore. There is very little traffic on this section of road and generally confined to the vehicles of adjacent farms. and service vehicles.



E...Looking down access road

PROPOSED HOUSE STYLE...

This application is for Outline Planning Permission for a 3/4 bedroom house which at present is not designed and could be either single or storey and a half design in line with Moray Council policy for building in the countryside. Neither of which would be out of keeping with local house design whether new as per the new house erected opposite this site or existing steading house styles. House finish will be a mix of buff render

and stone with a slate grey flat concrete roof tile and timber fascia/soffit. This proposal if given consent will be within an established site with surrounding trees which within a short period of time will further screen the new house and fit within the local landscape. Additional tree planting can be made subject to planning permission.

APPLICATION...

This site has been the subject of a previous application for a house and has been refused on the following grounds:-

(i) that the proposal would be located within an open rural setting of largely uniform landform character, which would lack sufficient backdrop to offset its prominence when viewed from the adjoining U141H Followsters Road; and

(ii) the resultant development would represent an unacceptable visual impact from the adjoining U141H Followsters Road which would detract from the rural character of this part of the countryside.

All other Agents such as Moray Roads Dept, Scottish Hydro, , Scottish Water, SEPA have given approval for this site and to the erection of a house in this location. The house adjacent to this site has been given permission whose design is fairly simple and complies with the Moray Council Housing in the Countryside Policy. The same conditions would apply to this application when submission is made for full planning permission. This site has the additional benefits of a complete surrounding fence and tree planting which is lacking on the site opposite.. The site has the background of the hill to the north which has tree planting round an existing farm steading. To the east is the new house and line of mature trees along track to west and is only open to the west. To the south is a further farm steading with mature trees. See the additional photographs of surrounding vistas below



F...view from site to East



G...view from site to West



H...view from site to south



J...view from site to North

CONCLUSIONS

Referring to the points noted for previous refusal for a house on this site, this application is being made further to changes in the local situation, namely the erection of a house in an open field set directly opposite this proposal.

This proposal is for a house of similar character to that

recently erected. The new property will blend in with the local character and landscape existing on site as the trees on site mature. The existing trees on site will be considerably larger by the time the house has been completed which will tie this site in with that opposite and the mature trees leading to Ardioch Farm Steading. On looking at other farm steadings local to this site and along Followsters road, all have tree screening to various extents although buildings can be seen intermingled within these small outcroppings. The landscape all round is generally flat and undulating rising up 77metres from the main A96 trunk road through Aultmore to this site over a horizontal distance of 1.4kilometers. The topography is broken generally with these farm steadings and surrounding trees, electric pylons and more recently wind turbines. The site will be visible to local farms steading mainly during construction but would soon revert to local colouring.

The traffic generated with this proposal after completion would be minimal with about 8 / 12 vehicle movements per day if fully utilised taking on board that all residents will travel to work . All parking would be on site thereby creating no hazard to local traffic movement. Servicing the site is all local to the site with no increase to existing services.

Having noted the recent changes in the locality it is considered that this proposal to erect a new house within an existing tree lined site would deem to be appropriate and would after a short period of time of weathering to external finishes would mature to become part of the local landscape.