



# Corryhabbie Rise, Corryhabbie, near Dufftown, Moray

## Notice of Review Statement

(planning ref - 14 / 01940 / APP)

proposed erection of  
dwelling-house with detached  
garage

# Corryhabbie Rise, Corryhabbie, near Dufftown, Moray

REFUSED PLANNING APPLICATION - (ref - 14 / 01940 / APP)  
STATEMENT OF REVIEW

February 2015



***The Moray Council's refusal notice dated 3<sup>rd</sup> December 2014 reads as follows –***

*The application does not comply with the Moray structure Plan policies 1 and 2 and Moray Local Plan 2008 policies H8, E7 and IMP1 for the following reasons.*

*1 The house when viewed in conjunction with the neighbouring consented houses (13 / 01334 / APP and 14 / 01907 / APP) would result in a build up of new residential development to the detriment of the appearance of the surrounding countryside which is characterised by it's own open unpopulated appearance and designated as an Area of Great Landscape Value for it's scenic qualities.*

*2 The site lacks 50% boundary enclosure as required by policy H8 which results in a development which would not integrate well into the landscape.*

Contrary to the above notice we believe the proposed dwelling-house adheres to the Moray Structure Plan policies and Moray Local Plan (2008) policies H8, E7 and IMP1. We are keen to articulate our reasons why we feel that this application should be supported for approval. Please see below. –

In regard to the Moray Council's decision notice and as stated above The Moray council have denoted in **point 1** that *"when viewed in conjunction with the neighbouring consented houses (13 / 01334 / APP and 14 / 01907 / APP) would result in a build up of new residential development to the detriment of the appearance of the surrounding countryside which is characterised by it's own open unpopulated appearance and designated as an Area of Great Landscape Value for it's scenic qualities."* We do not agree with this assessment. Our reasoning is that we believe this plot would suit the proposed location and compliment the existing adjacent consents without spoiling the open unpopulated appearance **due in part to the plot being located to the rear (south) of the existing consented plots** and in part due to the size of the plot itself and the size of the adjacent, neighbouring plots. With each rural planning application we submit it is a matter of utmost importance to ensure every site design is of an adequate size and spacing to enhance an area, without creating any sense of overcrowding or any feeling of detriment.

With this in mind, our plots predominantly measure at least half an acre (2023 sqm) in area and, if possible, we endeavour to plant out tree foliage to help integrate a new build within it's landscape setting. This design ethos ensures our finished plots do not form any sense of urbanisation. Evidence of this can be witnessed at our various sites throughout Moray and the Highlands. This particular plot measures 2489sqm.

**Point 2** states that *"The site lacks 50% boundary enclosure as required by policy H8 which results in a development which would not integrate well into the landscape."*

75% of the site is bounded by existing enclosures. The north-west boundary has an existing water-course (ditch) and post and wire fence while the south west and south boundaries have existing watercourses (ditches).

In addition to the above reasoning we would also like to answer each policy point as follows -

***POLICY 1 Development and Community (Moray Structure Plan)***

**We feel that the proposal does not contravene this policy and is especially in accordance with point 1(e)** - The encouragement of low impact, well designed development in the countryside to support local communities and rural business.

***POLICY 2 Environment and Resources (Moray Structure Plan)***

**As above we feel that the proposal does not contravene any of policy 2 and indeed we feel it is very much in the spirit of point 2(g)** – Supporting proposals aimed at regenerating the area's natural and built environment including good design.

#### ***POLICY H8 (Moray Local Plan)***

##### **a) Siting**

- We believe this dwelling-house would integrate well to the surrounding countryside and rather than detracting from the local area would compliment this landscape setting.
- The site is not overly prominent (it does not sit on a skyline location, artificially elevated ground or in an open setting such as the central area of a field) and will be nestled in the contours of the landscape, hidden behind two other proposals.

##### **b) Design**

- The house style is of a contemporary design with traditional characteristics including vertically proportioned windows, walls of white or cream roughcast and natural stone, and Marley Edgemere, grey concrete tiles to the roof to imitate traditional natural slates. In our opinion, the design complies fully with "H8 Design" and it has already being approved at a number of rural locations throughout Moray

#### ***POLICY E7 (Moray Local Plan)***

##### **c) Siting**

- We believe this dwelling-house would integrate well to the surrounding countryside and rather than detracting from the local area would compliment this landscape setting.

#### ***POLICY IMP1 (Moray Local Plan)***

Again, the proposed site, in our opinion complies with this policy. We have listed below our answers to the entire policy from criteria a through to n -

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

This dwelling-house design has previously been approved in rural locations throughout Moray. The plot has been nestled in the contours of the landscape, hidden behind 2no. other proposals. Further, the scale of the development is very similar to one of the dwelling-houses which has previously been approved nearby (ref - 14 / 01907 / APP).

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

In our view and as mentioned above, the site will feel “integrated” because as mentioned above it will be nestled into the contours of the landscape, hidden behind two other proposals. Further, in line with council policy we will ensure 25% of the plot is covered with foliage to provide a ‘softening’ of the development.



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

An access track exists at the moment.

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 (CORRYHABBIE-RISE / 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 -

The proposed dwelling is in a remote location however in nearby Dufftown facilities to accommodate all of the above requirements are available.

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, if this review were to be approved, it is intended to incorporate a multi-fuel stove and solar panels into the design at building warrant stage. A renewable element(s) 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. -

Within the site itself and in line with council policy we intend to plant out 25% of the plot area in trees. See note on site plan (CORRYHABBIE-RISE / PLANNING / 01).

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 positioned 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. -

The plot is located on existing unused land and this development, if approved, would not significantly sterilize the land.

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

Recycled material will 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.

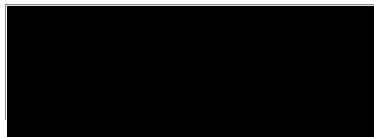
In conclusion, we are of the opinion that this dwelling-house would very much be in the spirit of the aforementioned policies. The house design is of a low-impact, rural style which we would consider well-designed and which has previously been approved at other country locations throughout Moray. The existing hillside as a backdrop will help to further integrate the dwelling and garage.

From a development feasibility aspect, recent experience has informed us that there is now a high demand and need for rural accommodation, in the Moray area. Indeed, the vast majority of sites we sell are to local people and we feel it is very important to help meet this demand in order to retain skills and jobs in the area. This not only helps the local economy but also has a “knock on” effect in terms of local services, schools, shops and the wider economy as well. Further, in our view what cannot be underestimated after the recent financial downturn is the need for valuable work for local tradesmen and building merchants etc.

Lastly, we feel that this planning application should be treated on it's own merits and in our opinion it adheres and complies to all parts of the relevant Local and Structure plans. We also feel that there appears to be nothing to prevent the merits of the 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.

We respectfully ask that the appointed LRB panel approves this application.

Yours sincerely,

A black rectangular box redacting the signature of Stewart Reid MCIAT.

Stewart Reid MCIAT