

07/02492/FUL
8th November 2007

Erect bungalow on Site At Newtack Crossroads Keith Moray
for D Simpson And H Morrison

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- Unresolved objection from statutory consultee (Community Council).
- Objections/representations received.
- Advertised as a departure from the development plan.

Procedure:

- If minded to approve, hearing recommended.

Recommendation: Refuse - For The Following Reason(s):-

The proposal is contrary to Moray Structure Plan policy 1(e) and Moray Local Plan polices L/HC3 and L/IMP2 for the following reasons:

1. The proposal site occupies an open and prominent position in a rural area, and as such it lacks the necessary backdrop and enclosure that are required to integrate it sensitively with the surrounding landform so as to blend unobtrusively with its surroundings. The resultant visual impact of the development would detract from the rural character of this part of the countryside.
2. The site is within close proximity of several other dwellings recently approved in the immediate vicinity. Any further dwellings in this immediate location would result in an uncharacteristic build-up of residential development, leading to a gradual urbanisation of the area. This in turn would fail to reflect the traditional settlement pattern of the countryside, adversely affecting its rural character.
3. The proposal would set a precedent for other similar applications to be submitted in the locality.