

SUPPORTING STATEMENT

NEW DWELLING HOUSE AT
GREENFIELDS, LHANBRYDE,
IV30 8LN

For Mr Chris Roberts



November 2015

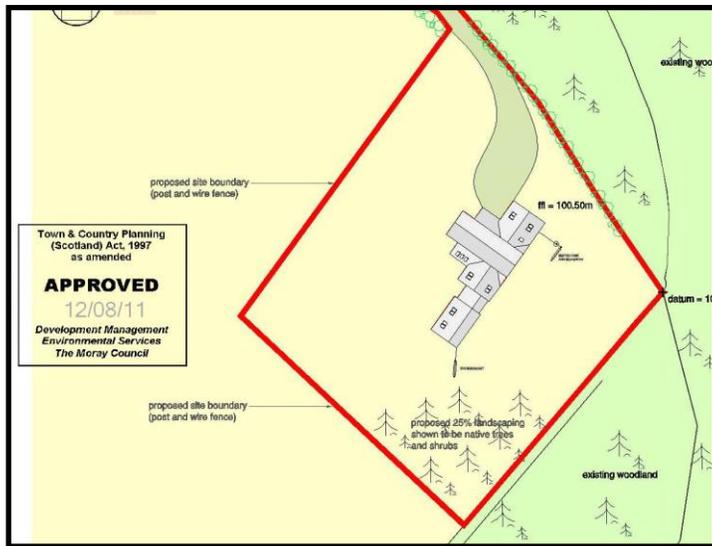
Revision 150063/1

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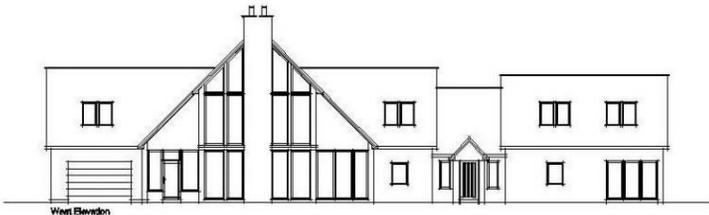
Enclosures

1. Application drawing – 150063.ROBERTS.04PP
Ground Floor, First Floor, Site, Location Plan & Elevations
2. Application drawing – 150063.01, 150063.02 & 150063.03
3D visualisations of proposals



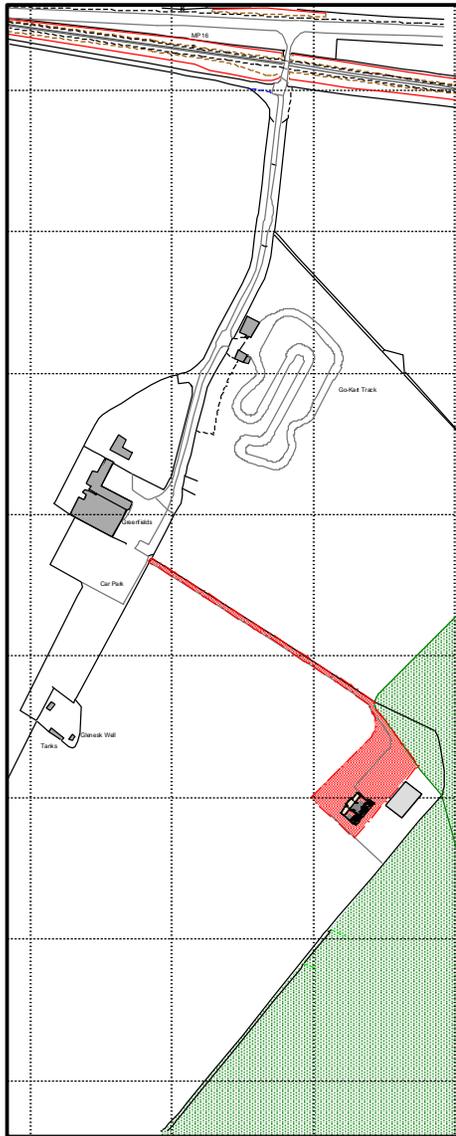
1. Introduction & Background

- 1.1 This supporting statement relates to a detailed Planning Application for a 2 storey country home on a rural site previously approved by The Moray Council.
- 1.2 The previous approval was originally granted in 2011 (Ref Number 11/014013/APP & renewal 14/01574/APP) in which an assessment was issued declaring that “although the house could be considered to be prominent within the surrounding landscape this prominence is offset by the mature forest backdrop.”
- 1.3 The approved application related to a substantial 4 bedroom dwelling extending to over 300m² on the ground floor and 170m² on the first floor. The prominent design featured a large broad gable protruding to the North West and enjoyed both 2 storey and 1½ storey elements.
- 1.4 Upon reflection of the approved design the client decided there was a requirement to reduce the impact on the horizon and wanted look at options to make the profile of the dwelling deeper to contain more multifunctional, useable, space. CM Design were then tasked to design this innovative new dwelling to properly benefit the client’s needs.
- 1.5 A preliminary enquiry was lodged in June 2015 for a newly designed dwelling (Ref Number 15/01108/PE). This preliminary design featured a simple overhanging curved roof and had no protrusions of any form.
- 1.6 The Local Authorities response to the preliminary enquiry included reservations with regards to the design, specifically citing that the “curved roof is not a form that is typical in inland areas”. The response did, however, confirm that Policy H7 is “supportive of innovative modern design”.
- 1.7 Following informal meetings and discussions with all of the relevant parties’ different options were discussed on how to best move forward with the design. The Planning Officer agreed that the design would be looked on



favorably if the mass of the proposal could be broken up to some degree and if the roof was changed to something more traditional.

- 1.8 A revised design was submitted in keeping with previous comments by the Planning Team and a response was provided advising that no further comment could be made without a formal application.
- 1.9 This application now seeks detailed consent for an innovative modern dwelling that sits comfortably within site and landscape around it.



2 Location & Site

- 2.1 The application site is located South East of Greenfields farm. Greenfields farm has recently flourished as a place for recreational and retail development.
- 2.2 Greenfields and the application site are accessed from an existing track which connects to the A96.
- 2.3 The site benefits from a substantial forest backdrop to the North, East and South.
- 2.4 The proposed dwelling sits behind the rise of a hill which hides a significant portion of the project.
- 2.5 There is already a general purpose agricultural building situated 10m East of the proposals.
- 2.6 The previous application approval identified that the site is suitable for development due to having the required 50% boundary enclosures and significant forest backdrop.
- 2.7 The same assessment also identifies that the site and location is suitable for accommodating the prominent design proposed.



3.0 The Proposal

- 3.1 The dwelling type in this application, has been designed to suit the applicants bespoke needs for a multi-functional modern dwelling for himself and his extended family.
- 3.2 The innovative modern design has a central gable expression with two flat roof Sedum flanks either side. The main gable is at a traditional 45° pitch and matches the previously approved gable in proportions and height. The roof and gable expression takes cues from local architectural precedents but seeks to create a modern interpretation of these elements rather than creating bland imitation.
- 3.3 The design solution allows for a deeper house width (front to rear) than would normally be employed or possible. Due to the close proximity of the forest wrapping around the site and the orientation of the dwelling this deep elevation is not evident.
- 3.4 The dwelling is substantially smaller in floor area and overall footprint than the previously approved proposals. With 164m² per floor the proposals are still sufficiently sized to accommodate a large family but are not as exuberantly proportioned as the previously approved dwelling.
- 3.5 The design incorporates a sizeable covered balcony across the entire front of the proposals. This balcony provides sheltered external spaces for the inhabitants to enjoy the outdoors without hindrance from the Scottish weather.
- 3.6 The dwelling utilises traditional materials and includes the use of local stone and vertical timber cladding on the walls and slate to the 45° pitched roof. These materials soften the dwelling's size and link the proposals to architectural precedents in the local vicinity.

- 3.7 All other aspects of the development (such as access, drainage, contaminated land and water supply) are precisely the same as the previous proposals.



4. Development Plan Policy

- 4.1 The Town and Country Planning Act 1997 requires planning applications to be determined in accordance with the Development Plan unless “material considerations” require otherwise.
- 4.2 Development in Moray is steered by the contents of the Moray Structure Plan approved in April 2007 and the Moray Local Development Plan (modified plan) 2015.
- 4.3 The “material considerations” mentioned in 5.1 are not defined by any statute but examples can be found in the Annex to Scottish Government Circular 4/2009 (Appendix 2) as follows.
- National Scottish Planning Policy
 - The environmental impact of a proposal
 - The design of a development and its relationship to its surroundings
 - Access, provision of infrastructure and planning history of the site
 - Views of statutory consultees
 - Legitimate public concern, or support, expressed on relevant planning matters



5.0 Moray Structure Plan 2007

5.1 This document sets out Moray Council's view on strategic planning over a 15 – 20 year period.

5.2 Page 8 of this guidance states a Strategic Aim of the Plan in promoting growth including a commitment to maintain and grow the population and to allow sensitive small scale development **in rural areas**.

5.2 Page 17 of this guidance also lends support to small scale rural development, which help to sustain local services.

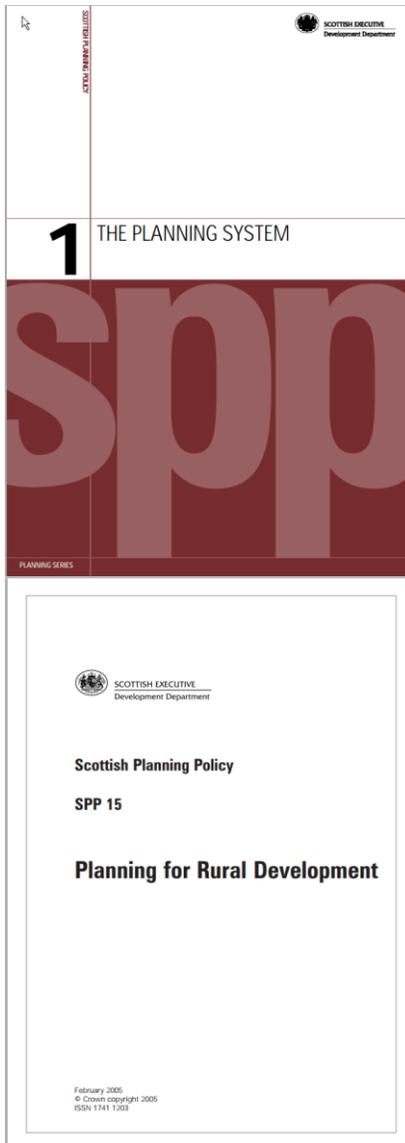
5.3 The Plan also expresses an explicit **presumption in favour** of house building in rural areas on well located and designed sites that have a low environmental impact.

5.4 **This application therefore conforms to the general requirements of The Moray Structure Plan 2007**

6.0 Moray Local Development Plan 2015

- 6.1 The Local Plan directs the majority of new development to established settlements but **allows** for building in the countryside under the terms of specific policies.
- 6.2 The site is located in the countryside **outwith** the towns, villages and designated rural communities which make up the established settlement hierarchy. It is not within any of the specifically designed sensitive landscape areas defined in the Local Plan e.g. Countryside Around Towns, Areas of Great Landscape Value, National Scenic Areas, Coastal Protection Zones and Gardens and Designed Landscapes.
- 6.3 Within the settlement hierarchy and outwith any specific landscape or habitat designations, the lead policy to consider is Policy H7 – New Housing in the Open Countryside.
- 6.4 Policy H7 sets out requirements on the siting and design of new houses in the open countryside on sites which;
- do not detract from the character and setting of existing buildings, or their surrounding areas, when added to an existing grouping,
 - are not overtly prominent (such as on a skyline, on artificially elevated ground, or in open settings such as the central areas of fields). Where an otherwise prominent site is offset by natural backdrops, these will be acceptable in terms of this criterion,
 - have at least 50% of the site boundaries as long established and are capable of distinguishing the site from the surrounding land (for example dykes, hedgerows, watercourses, woodlands, tracks and roadways).

- 6.5 The siting and design criteria in Policy H7 are supplemented by the general criteria based Policy IMP1 – Development Requirements. This policy has a range of requirements applicable to all new developments including the following:
- scale, density and character must be appropriate to the surrounding area
 - development must be integrated into the surrounding landscape
- 6.6 In addition to the requirements of Policies H8 and IMP1, other local policies relating to infrastructure, servicing, and tree requirements are as follows:
- Policy T2 – Provision of Road Access
 - Policy T5 – Parking Standards
 - Policy EP5 – Surface Water Drainage: Sustainable Urban Drainage Systems (SUDS)
 - Policy EP 9 – Contaminated Land
 - Policy EP10 – Foul Drainage
 - Policy IMP1 – Development Requirements.
- 6.7 **This application conforms to the requirements of The Moray Local Plan 2008 and in particular Policy H7 in relation to new housing in the countryside**



7. National Planning policy and Guidance

- 7.1 As described in 5.3, National Planning Policy and Guidance is a **material planning consideration** to be taken into account in the consideration of planning applications.
- 7.2 This guidance takes the form of various SPPs (Scottish Planning Policies) and PANs (Planning Advice Notes)
- 7.3 **SPP15 – Planning for Rural Development (2005)**
- 7.4 This SPP supports development in rural areas and encourages planning authorities and agencies involved in rural development to adopt a proactive approach to providing land for development.
- 7.5 This SPP recognises that the countryside should be able to absorb more people who are content to live and work there
- 7.6 Paragraph 18 of this SPP promotes the careful development of considered sites with a general message that there is considerable scope for allowing more housing of this nature in the countryside.
- 7.7 SPP15 sees “fit in the landscape” as a critical planning consideration. This is often the key to making development acceptable (para 27). It states that planning permission should be granted for developments which conform to the principles and objectives described in this statement (Para 37).



8.8 PAN72 – Housing in the Countryside (2005)

- 8.9 PAN72 describes the significant rise in people wishing to live in the accessible areas of our countryside while commuting to work in our town centres and settlements.
- 8.10 It contains guidance in some detail on how to achieve a successful development in the countryside. The PAN acknowledges that there will continue to be a demand for single houses (often individually designed) but these have to be planned with the location carefully selected and designed appropriately to its locality (page 7).
- 8.11 The PAN resists any skyline developments or engineered platforms and requires that any new development should fit well with the surrounding landscape.
- 8.12 The worth and merit of a good backdrop of trees is identified as one of the key factors in accommodating development in the countryside, whilst stating that planting is not intended to screen development.

9. Conclusion

- 9.1 The merits on which the previous planning consent was granted in 2011 remain in this case.
- 9.2 This design statement demonstrates the **conformity** of this application with the current **Development Plan** in terms of general support for small scale development in the countryside and in more specific terms, to the more exacting requirements of **Policy H7** (New Housing in the Countryside).
- 9.3 This innovative modern design can be amenable accommodated by the existing landscape and backdrop and introduces a house which is commensurate with the needs of rural living.
- 9.4 There are sufficient boundaries, backdrop and design features to meet all the requirements of H8, IMP1 and all SPP and PAN notes.
- 9.5 Furthermore, this development will serve to meet the requirement for new housing in Moray and in particular the need to serve those that wish to dwell in our rural areas and sustain the services already provided to homes and settlements in the countryside.