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18 APR 2016

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

DEF/L1508/6.1

14 April 2016

Dear Sirs

**PROPOSED DWELLINGHOUSE IN GARDEN GROUND OF INYANGA, FINDHORN, FORRES
YOUR REFERENCE: 15/02023/PPP**

Thank you for forwarding the correspondence received in response to my client's Notice of Review submission. Having considered the points raised Mr Jackson wishes to make the following response.

It is fully appreciated that the requirements of the Planning document are there for good reason but each application should be taken on its own particular merits and considered in light of the existing development, which has already been allowed in the area. The persistence on his part is a quest for good architecture driven by a knowledge of outstanding examples of architect designed buildings on sites like his that should be on everyone's must-see list that encapsulate the architect's belief that a new building must be part of its surroundings and enhance pattern of settlement. These projects always draw a 'Why do we not have more?' comment from architectural reviewers.

When my client purchased the land on which Inyanga was built he acquired 2 house sites with planning approval, granted to the previous owner, Mr James Robertson. One house was built, Inyanga; my client is now seeking to take up the approved two-site arrangement granted to James Robertson.

The objections submitted all focus on legislation and rule out the possibility of good design. As the application is in principle, conditions can be attached to ensure that a proposal such as the ones described above will be submitted for full planning permission and can be judged accordingly.

Given the nature of the 'open space' and existing development referred to in the correspondence the proposed development is not going to have a detrimental impact or alter the existing character of the approach into Findhorn. This is not an area used by the general public and hardly noticed when passing by into the main village.

The village is in need of additional housing to support the existing facilities and there is a lack of suitable sites such as this. It is an opportunity to provide a building that is part of its surroundings and enhances the pattern of settlement.

All points fully covered in the Notice of Review submission.



THE ROYAL INCORPORATION OF ARCHITECTS IN SCOTLAND
CHARTERED PRACTICE

arb Registered Architect



A member of the Royal Institute of British Architects

Do, please, contact this office should you require any further information or clarification of the points made in this letter.

Yours faithfully



Denis E Forrest | Chartered Architect

cc | Mr J Jackson