

30 MAR 2016

# HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997  
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2013

Please refer to the accompanying Guidance Notes when completing this application  
**PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text" value="Mr &amp; Mrs"/>	Ref No.	<input type="text"/>
Forename	<input type="text" value="Robert"/>	Forename	<input type="text"/>
Surname	<input type="text" value="Shand"/>	Surname	<input type="text"/>
Company Name	<input type="text"/>	Company Name	<input type="text"/>
Building No./Name	<input type="text"/>	Building No./Name	<input type="text"/>
Address Line 1	<input type="text"/>	Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>	Address Line 2	<input type="text"/>
Town/City	<input type="text"/>	Town/City	<input type="text"/>
Postcode	<input type="text"/>	Postcode	<input type="text"/>
Telephone	<input type="text"/>	Telephone	<input type="text"/>
Mobile	<input type="text"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text"/>	Email	<input type="text"/>
<b>3. Address or Location of Proposed Development (please include postcode)</b>			
<input type="text" value="10 Church Place, Findhorn IV36 3YR"/>			
<small>NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.</small>			
<b>4. Describe the Proposed Works</b>			
Please describe accurately the work proposed:			
<input type="text" value="Erect extension"/>			
Have the works already been started or completed      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please state date of completion, or if not completed, the start date:			
Date started:	<input type="text"/>	Date completed:	<input type="text"/>

If yes, please explain why work has already taken place in advance of making this application.

### 5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes  No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting  Telephone call  Letter  Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes  No

Please provide a description of the advice you were given and who you received the advice from:

Name:  Date:  Ref No.:

### 6. Trees

Are there any trees on or adjacent to the application site? Yes  No

*If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.*

### 7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes  No

*If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.*

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes  No

*If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.*

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

*Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)*

**8. Planning Service Employee/Elected Member Interest**

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes  No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes  No

If you have answered yes please provide details:

**DECLARATION**

I, the applicant / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes  No  N/A

Signature: [REDACTED] Name:  Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



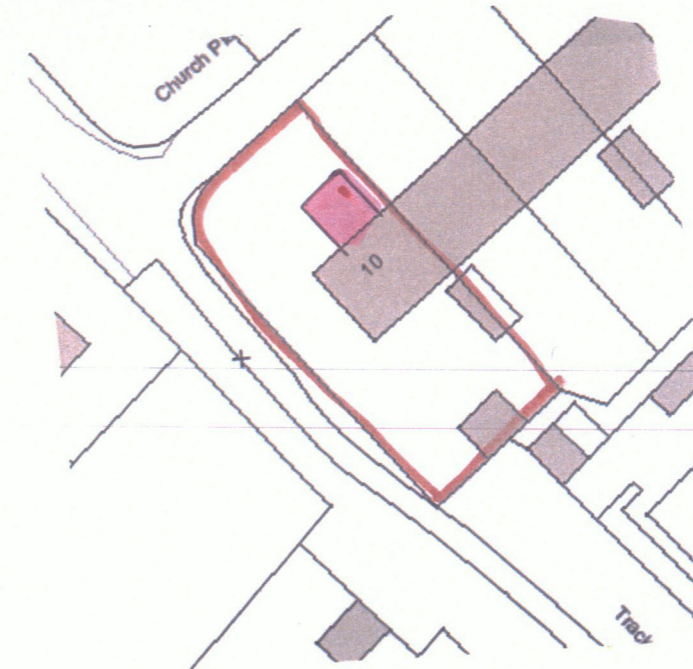
**LOCATION PLAN**  
scale 1:2500

Town & Country Planning  
(Scotland) Act, 1997  
as amended

**REFUSED**

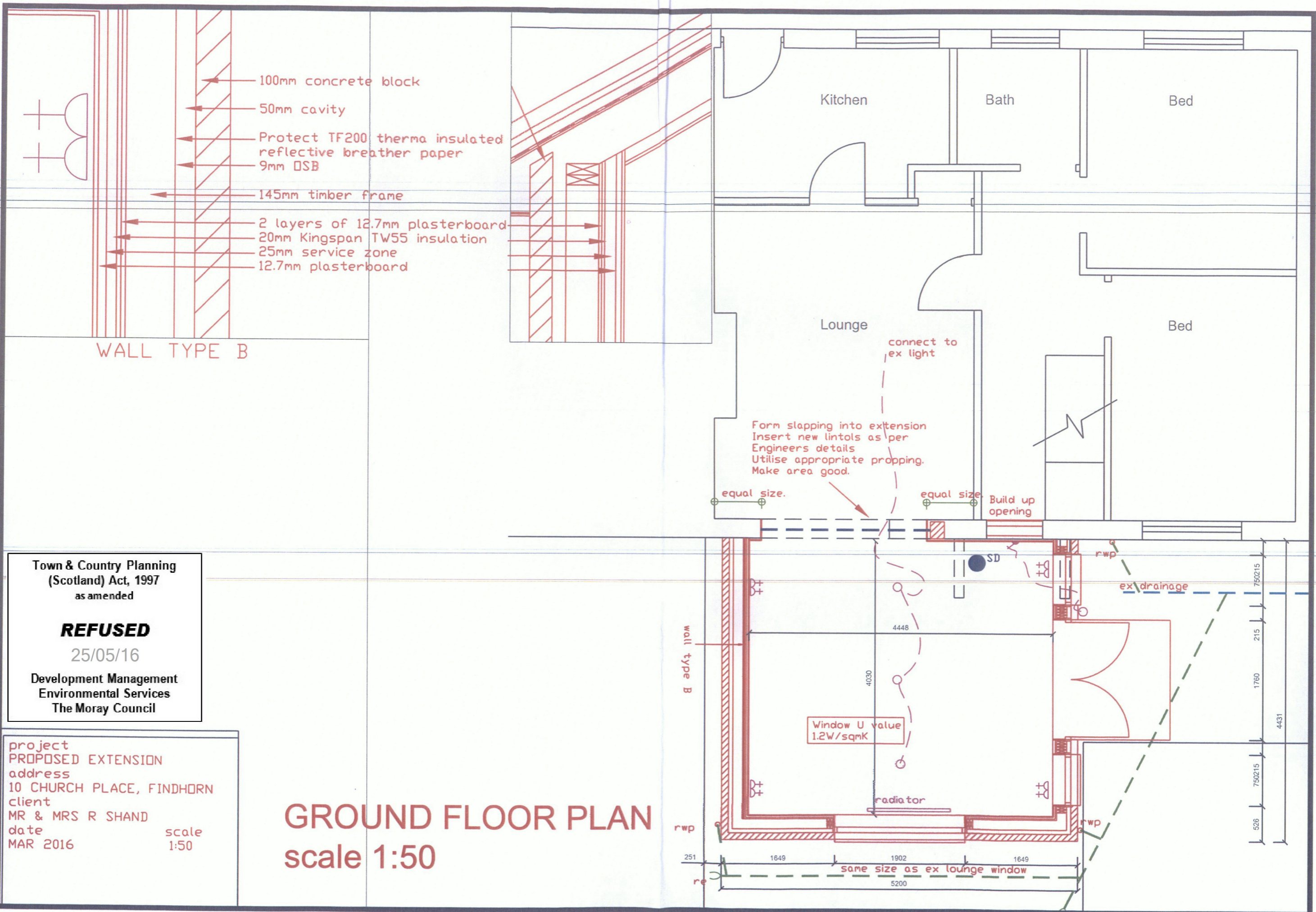
25/05/16

Development Management  
Environmental Services  
The Moray Council



**BLOCK PLAN**  
scale 1:500

project  
PROPOSED EXTENSION  
address  
10 CHURCH PLACE, FINDHORN  
client  
MR & MRS R SHAND  
date  
MAR 2016  
scale  
1:50



Town & Country Planning  
(Scotland) Act, 1997  
as amended

**REFUSED**

25/05/16

Development Management  
Environmental Services  
The Moray Council

project  
PROPOSED EXTENSION  
address  
10 CHURCH PLACE, FINDHORN  
client  
MR & MRS R SHAND  
date  
MAR 2016

scale  
1:50

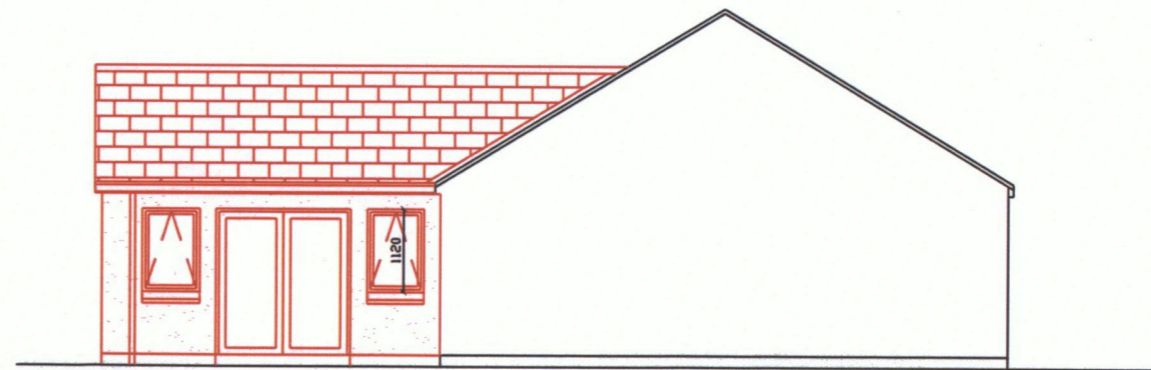
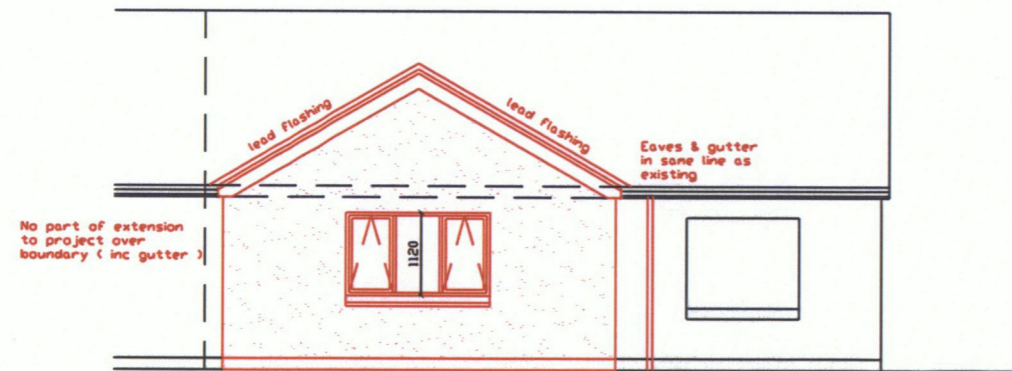
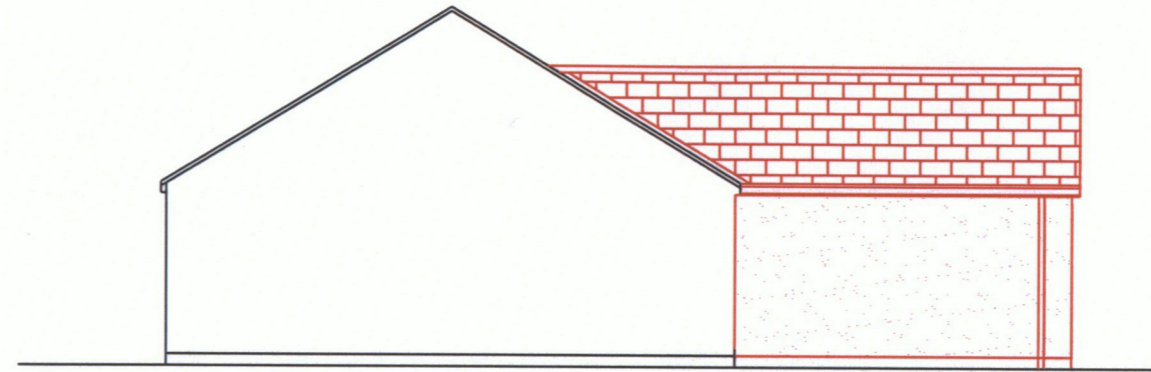
**GROUND FLOOR PLAN**  
scale 1:50

Town & Country Planning  
(Scotland) Act, 1997  
as amended

**REFUSED**

25/05/16

Development Management  
Environmental Services  
The Moray Council



**ELEVATIONS**  
scale 1:100

EXTERNAL FINISHES  
CONCRETE ROOF TILES TO MATCH EXISTING  
ROUGHCAST TO MATCH EXISTING

project  
PROPOSED EXTENSION  
address  
10 CHURCH PLACE, FINDHORN  
client  
MR & MRS R SHAND  
date  
MAR 2016

## Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>26th April 2016</b>
Planning Authority Reference	<b>16/00492/APP</b>
Nature of Proposal (Description)	<b>Erect extension at</b>
Site	<b>10 Church Place Findhorn Forres Moray IV36 3YR</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133016161</b>
Proposal Location Easting	<b>304225</b>
Proposal Location Northing	<b>864156</b>
Area of application site (Ha)	<b>m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O4UIPLBG0D700">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O4UIPLBG0D700</a>
Previous Application	<b>92/00329/FUL 95/00328/FUL</b>
Date of Consultation	<b>12th April 2016</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Robert Shand</b>
Applicant Organisation Name	
Applicant Address	██████████ ██████████ ██████████ ██████████ ██████████
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Cathy Archibald</b>
Case Officer Phone number	<b>01343 563101</b>
Case Officer email address	<b>cathy.archibald@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

**NOTE:**

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the

two month determination period to be exceeded.

Please respond using the attached form:-



**MORAY COUNCIL**

**PLANNING CONSULTATION RESPONSE**

**From:** Contaminated Land

**Planning Application Ref. No: 16/00492/APP**

**Erect extension at 10 Church Place Findhorn Forres Moray for Mr Robert Shand**

I have the following comments to make on the application:-

- |   | <b>Please</b>                        |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <b>x</b><br><input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <b>x</b>                             |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/>             |
| (d) Further information is required in order to consider the application as set out below                                 | <input type="checkbox"/>             |

**Reason(s) for objection**

**Condition(s)**

**Further comment(s) to be passed to applicant**

**Further information required to consider the application**

**Contact: Adrian Muscutt**  
**email address:**  
**Consultee:**

**Date: 13<sup>th</sup> April 2016**  
**Phone No** .....

**Return response to**

**consultation.planning@moray.gov.uk**

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

## Consultation Request Notification

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Date of Consultation	<b>12th April 2016</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Robert Shand</b>
Applicant Organisation Name	
Applicant Address	██████████ ██████████ ██████████ ██████████ ██████████
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Cathy Archibald</b>
Case Officer Phone number	<b>01343 563101</b>
Case Officer email address	<b>cathy.archibald@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

**NOTE:**

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the

two month determination period to be exceeded.

Please respond using the attached form:-

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Transportation Manager

**Planning Application Ref. No: 16/00492/APP**

**Erect extension at 10 Church Place Findhorn Forres Moray for Mr Robert Shand**

I have the following comments to make on the application:-

- |   | <b>Please</b>                       |
|---|-------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <input type="checkbox"/>            |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <input type="checkbox"/>            |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input checked="" type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below                                 | <input type="checkbox"/>            |

#### **Condition(s)**

1. A minimum of two car parking spaces shall be provided within the site. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.

#### **REASON**

1. To ensure an acceptable development in terms of parking provision and amenity of the area.

#### **Further comment(s) to be passed to applicant**

Planning consent does not carry with it the right to carry out works within the public road boundary.

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

The applicants shall free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.

**Contact: DA**  
**email address: [transport.develop@moray.gov.uk](mailto:transport.develop@moray.gov.uk)**  
**Consultee: TRANSPORTATION**

**Date 28 April 2016**

**Return response to**

**consultation.planning@moray.gov.uk**

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

# Comments for Planning Application 16/00492/APP

## Application Summary

Application Number: 16/00492/APP

Address: 10 Church Place Findhorn Forres Moray IV36 3YR

Proposal: Erect extension at

Case Officer: Cathy Archibald

## Customer Details

Name: Mr Peter Hancock

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Precedent
- Reduction of natural light
- View affected

Comment: We object to planning approval for this extension for the following reasons:

- The proposed extension would significantly reduce both the natural and sun light reaching the only window for the primary living room of our property (9 Church Place), namely the combined living/dining room. Additionally it would also ruin the view from his room.
- The extension would produce significantly overshadowing of the nearest window and significantly exceeds the length permitted by the 45 degree approach in the horizontal plan.
- The extension is on the primary elevation of the row of houses and is fronting the road to the property and will extend significantly beyond the line of the front wall and as such we believe this and any precedence it may set will significantly and negatively alter the appearance and aesthetics of Church Place. To date no major alterations have taken place to the primary elevations of property in the Place since being built in the 1950's and we believe this should continue.

This reason is supported by the Scottish Governments Guidance on House Holder Permitted Development Rights (Circular 1/2012) which in section 4.16 states that 'The extension cannot be forward of a wall forming part of the principal elevation or side elevation if that elevation is fronting a road.'

- Additionally, as the extension is so close (I estimate about 0.25m) to the boundary the proposed length of the extension at over 4.4m is excessive and does not meet the criteria given in section 4.17 of the above Scottish Government guidance.

If planning approval for this extension should be granted then we request that the wall on the boundary to 9 Church Place should be moved further away, preferably to 1m, from our property to allow access for construction and maintenance from within the grounds of 10 Church Place.

# Comments for Planning Application 16/00492/APP

## Application Summary

Application Number: 16/00492/APP

Address: 10 Church Place Findhorn Forres Moray IV36 3YR

Proposal: Erect extension at

Case Officer: Cathy Archibald

## Customer Details

Name: Mrs Fiona MacKenzie

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Height of proposed development
- Reduction of natural light

Comment: I object to the planned extension at No 10 Church Place with regard to loss of Residential Amenity through Overshadowing. I believe my property will be adversely affected by loss, or reduction of, sunlight and natural light. Both the height, and distance to be extended from the existing building, will block sunlight and natural light from the front of my property, affecting both sitting room and one of only two bedrooms in the property. The sitting room is the main room in the property, and doubles up as a dining room, there being no separate dining room. Because the terrace is north facing, with both the sitting room and bedroom in question facing north, I have very limited hours of sunlight into these rooms. The sun only shines into these rooms in the evenings, and only in spring and summer, and even then, only at an angle so as to only reach part of the rooms. Morning sunlight only reaches the kitchen and the other of the two bedrooms, and in the middle part of the day I have no sunlight into my home at all. In winter no sunlight enters the sitting room and bedroom at the front of the property. Therefore any further reduction to sunlight entering my home would be very noticeable, and my concern is that the proposed extension to No 10 would do that.



## **REPORT OF HANDLING**

<b>Ref No:</b>	16/00492/APP	<b>Officer:</b>	Cathy Archibald
<b>Proposal Description/ Address</b>	Erect extension at 10 Church Place Findhorn Forres Moray		
<b>Date:</b>	23/05/2016	<b>Typist Initials:</b>	LRM

### **RECOMMENDATION**

<b>Approve, without or with condition(s) listed below</b>	<b>N</b>	
<b>Refuse, subject to reason(s) listed below</b>	<b>Y</b>	
<b>Legal Agreement required e.g. S,75</b>	<b>N</b>	
<b>Notification to Scottish Ministers/Historic Scotland</b>	<b>N</b>	
<b>Hearing requirements</b>	<b>Departure</b>	<b>N</b>
	<b>Pre-determination</b>	<b>N</b>

### **CONSULTATIONS**

<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Contaminated Land	14/04/16	No objection
Transportation Manager	28/04/16	No objection subject to conditions

### **DEVELOPMENT PLAN POLICY**

<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
H4: House Alterations and Extensions	Y	See Observations
EP9: Contaminated Land	n	
T2: Provision of Access	N	
T5: Parking Standards	N	
IMP1: Developer Requirements	Y	See Observations

### **REPRESENTATIONS**

Representations Received	YES
Total number of representations received TWO	
Names/Addresses of parties submitting representations	
Name and address details of parties submitting representations withheld in accordance with the Data Protection Act.	
Summary and Assessment of main issues raised by representations	
<b>Issue:</b> The proposed extension would significantly reduce both the natural and sun light reaching the	

only window for the primary living room of our property. Neighbouring bedrooms will also be affected. The proposal will extend significantly beyond the line of the front wall and as such we believe will significantly and negatively alter the appearance and aesthetics of Church Place and may set precedence where no front extension have otherwise been permitted.

Concerns regarding the height of the extension and the impact on a loss of residential amenity through overshadowing.

**Comments (PO):** See Observations below where such matters are addressed. It should be noted that there is no specific right to direct sunlight.

**Issue:** Concern of loss of view.

**Comments (PO):** The loss of a view is not a material planning consideration.

**Issue:** The Scottish Governments Guidance on House Holder Permitted Development Rights (Circular 1/2012) which in section 4.16 states that 'The extension cannot be forward of a wall forming part of the principal elevation or side elevation if that elevation is fronting a road.'

**Comments (PO):** "Fronting" is used in a number of classes as a way of restricting permitted development. Whereby a development falls over the class threshold for permitted development a planning application can be submitted for consideration. Each planning application is determined on its own merits: in this case the proposal is unacceptable for reasons as detailed below in observations. Not constituting permitted development is not considered a negative determining factor.

**Issue:** If approved, the extension should be built 1m off the boundary to allow for construction and maintenance from within the application property.

**Comments (PO):** Where the application is being refused, no such negotiation took place. Domestic extensions are commonly build right up to the boundary of the parent property, and in the event planning permission were granted, it does not negate or remove, any separate permission from neighbouring landowners to access and work from their property.

## OBSERVATIONS – ASSESSMENT OF PROPOSAL

Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the development plan i.e. the adopted Moray Local Development Plan 2015 (MLDP) unless material considerations indicate otherwise. The main planning issues are considered below.

### The Proposal

The application proposes to erect an extension to the front of the house with the purpose of increasing the size of the existing lounge. The extension measures approx.5.2m by 4.4m and 4m (to ridgeline of pitched roof); whilst the external material finishes are roughcast walls and concrete roof tiles both to match the existing house.

### Site and Surrounds

The property is an end terraced single storey house located on the south side of the street at the entrance to the cul-de-sac at 10 Church Place, in an established residential street.

The development is considered as being contrary to policies H4 and IMP1 of the Moray Local Development Plan based on the following considerations.

### Policy Assessment

Impact upon the surrounding locality (H4, IMP1)

The proposal is required to be assessed against Policy H4: House Alterations and Extensions and IMP1: Development Requirements in terms of style, scale, proportions, materials and the potential impact on the surrounding area. The main issue for consideration is whether the proposed extensions

will have any adverse effects or impacts on the amenity of the existing house and the surrounding area, including any neighbouring dwellings.

In this case, as part of a short terrace of properties visible from Church Street, the proposed extension in terms of its location (on front elevation) and size will be an intrusive and dominant feature within the streetscape. This is because there are no other extensions on the front elevations of surrounding properties and in terms of its depth, the extension takes up half of the front garden area and would unbalance the symmetry of the cul-de-sac when viewed from its entrance. The proposal, although single storey, has the potential to impact upon the amenity of the two neighbouring properties to the north east, in terms of its orientation and impact on sun and day light considerations. While there is no specific entitlement to direct sunlight, it is reasonable on the front elevation to have an expectation of an open aspect onto the street, especially where in the case of Church Place the properties benefit from relatively large front gardens. The amenity of neighbouring properties front elevations which currently receive limited sunlight when the sun is in the west or north west is a feature of the amenity that would be lost should such an extension go ahead. In terms of daylight being single storey should not result in an unacceptable loss of daylight to the neighbouring properties.

The combination of the location and design of the extension arrangements would detract from and have an adverse effect upon the character, amenity and appearance of the existing property and the surrounding area. As such, the proposals would be unacceptable and contrary to policies IMP1 and H4.

### Conclusion

The proposal does not conform to all the relevant policies in the Moray Local Development Plan 2015 as described above and therefore being refused.

### OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

### HISTORY

Reference No.	Description		
92/00329/FUL	Erect wooden garage 10 Church Place Findhorn Forres Moray IV36 3YR		
	<b>Decision</b>	Permitted	<b>Date Of Decision</b> 21/05/92
95/00328/FUL	Erect garage at 10 Church Place Findhorn Forres Moray IV36 3YR		
	<b>Decision</b>	Permitted	<b>Date Of Decision</b> 19/05/95

### ADVERT

<b>Advert Fee paid?</b>	N/A	
<b>Local Newspaper</b>	<b>Reason for Advert</b>	<b>Date of expiry</b>

### DEVELOPER CONTRIBUTIONS (PGU)

<b>Status</b>	N/A
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**DOCUMENTS, ASSESSMENTS etc. \***

\* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc

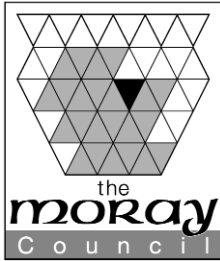
Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

**S.75 AGREEMENT**

Application subject to S.75 Agreement		NO
Summary of terms of agreement:		
Location where terms or summary of terms can be inspected:		

**DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)**

Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
Summary of Direction(s)			



**THE MORAY COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,  
as amended**

**REFUSAL OF PLANNING PERMISSION**

**[Forres]  
Application for Planning Permission**

TO Mr Robert Shand

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect extension at 10 Church Place Findhorn Forres Moray**

and for the reason(s) set out in the attached schedule.

Date of Notice: **25 May 2016**

[REDACTED]

**HEAD OF DEVELOPMENT SERVICES**

Environmental Services Department  
The Moray Council  
Council Office  
High Street  
ELGIN  
Moray IV30 1BX

**IMPORTANT**  
**YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW**

**SCHEDULE OF REASON(S) FOR REFUSAL**

By this Notice, the Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposal is contrary to Policy H4 and IMP1 of the adopted Moray Local Development Plan 2015 where, by reason of the location and design (including size and depth of projection), the extension would be an intrusive form of development which would have an adverse effect upon and detract from the character, amenity and appearance of the existing property and the surrounding area.

**LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT**

The following plans and drawings form part of the decision:-

Reference	Version	Title
		Elevations
		Ground Floor Plan
		Location and Block Plan

**DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL,  
AS AGREED WITH APPLICANT (S.32A of 1997 ACT)**

N/A

**DETAILS OF MATTERS SPECIFIED IN CONDITIONS**

Approval, consent or agreement has been GRANTED for the following matter(s):-

N/A

The matter(s) was/were specified in conditions imposed on the earlier grant of planning permission:-

N/A

**NOTICE OF APPEAL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, The Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from [www.eplanning.scot/eplanningClient](http://www.eplanning.scot/eplanningClient)

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.