

**REVIEW**

04 AUG 2017

**LADY HAUGH PLOT, ARNDILLY, CRAIGELLACHIE**

**MADAM ARIANE VILASECA.**

**REVIEW STATEMENT.**

This is a planning application in principal to erect a new dwelling house on the Arndilly Estate at Craigellachie in Moray. The plot in question was carefully selected as being one of the few pieces of ground on the Estate that could support a dwelling due to the land contours on the hill. Access was looked at carefully in advance and the necessary visibility splays were formed and agreed with Transportation in advance of the formal application.

The reasons given for refusal are all centred around the removal of trees and the impact this will have on the landscape.

The planner also states that the site will then become prominent from the A941 road from Rothes to Aberlour. We disagree with this totally for the following reasons.

When travelling along the A941 it is not possible to see the proposed plot due to the amount of trees roadside along this route. There are trees growing at a slightly lower level in front of the plot as well as a hillside covered in trees to the rear. Both sides of the plot have heavy tree cover.

We do not disagree with the planner when he says that numerous trees have to come out but it is our opinion that the with the trees in front of the plot and all other trees surrounding the plot this house will not be any intrusion on the landscape.

The planner is wrong to state that considerable earth moving will have to be undertaken to allow the house to fit in. This is incorrect. We have designed the proposed house so that it fits the contours of the site basically as they are now.

The appellant is not adverse to planting additional trees to help seclude the dwelling but as the house is recessed into the plot the only way a house can be seen from the A941 would be if you were looking directly front on to the building. However across the fields to the A941 is approximately half a mile and as stated earlier the trees at the side of the road would not allow the house to be seen.

We would also refer you to 2 other identical applications on this side of Arndilly Estate both of which gained approval quite recently. The applications in question are Plot A and Plot B (Ref No 09/01495/FUL) The history of these two approved plots required some trees to be removed and a new access road to be formed. Identical to the Appeal site.

It is our opinion that there will be little or no visual change to the landscape in this location by permitting a single house to be constructed. The house is recessed into the bank and the woodland and would be unobtrusive by this very fact. With additional planting of native species of trees as part of a landscaping plan, this again will infill any gap left by the trees to be removed to allow the house to be built.

There has been a precedent for this type of development as demonstrated by the 2 previous approvals. This plot is most likely the last opportunity for my client to gain a site due to the severe contours of the Arndilly Estate and land that she owns.

In this instance, we think the planner is looking at this proposal as if he were looking directly into the plot and has not taken into consideration the distance from the A941 the site actually is nor has he considered the existing tree coverage both at the roadside and in front of the plot at the slightly lower level. We feel a site visit will prove beyond any doubt that this proposal will not be an intrusion into the landscape on the Arndilly Estate.

To that end we would respectfully ask that you overturn the planner's decision and grant our client Planning Permission in Principal for her house.