

# Notice of Review

## Supporting Statement

### Background to Application

The applicant Mark Sievewright and his family are seeking to build a dwelling-house at this location due to the fact that Mark runs an agricultural business from his current home in Mulben and it is vital he stays in the Mulben vicinity for this reason. Further to this Mark has a daughter, Ellie, who is severely disabled and requires to live in a property which is fully suited to her needs including the following -

- Wheelchair access to property
- Adequate space within the house for her to move around safely and be moved around the house safely.
- Property large enough to accommodate Ellie's equipment. This will only increase as she grows older. Examples of items required include her wheel chair, her feeding chair, standing frame, sleep system etc. Larger versions of these items will be necessary as Ellie grows and gets older.
- Bathroom which will be accessible and fit for purpose to meet Ellie's current personal care needs and adaptable enough to meet her personal care needs as she matures. This will ensure Ellie is provided with dignity and respect.
- Access to all areas in the property so that Ellie can be included in all aspects of family life.
- Ellie needs access to safe secure outdoor space to promote her development and to allow her to take part in fun family time with her sibling.
- Ellie would benefit from hoists within the property as this will help with safe transfer of Ellie into a shower or bath.
- Ellie's care needs will continue to change as she gets older and will only increase in the future.

An alternative option would be to adapt Mark's current home to make it easier for disability access however the existing house is in the region of 100 years old, has narrow doors and steps throughout and it would be very difficult to do this and would involve obtaining grant money. Mark would prefer not to do this because he is of the mindset that building a new house, specifically designed with disability access in mind and taking in to consideration the above specifics would be far easier and would avoid having the need to obtain any form of grant.

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### Reasons for Refusal

In the refusal notice for the proposal the council state the following -

The development is contrary to Policy DP4: Rural Housing and DP1: Development Principles of the Moray Local Development Plan 2020 for the following reasons -

1. It would not fit with the local landscape character of the area and would not be integrated into the surrounding landscape which is characterised by dispersed rural properties with wooded features / setting.
2. There is not acceptable level of enclosure, containment and backdrop for a new house.
3. It would detrimentally alter the rural character of the area by creating the beginnings of ribbon development beside an existing house on a site lacking sufficient visual containment in a prominent location adjacent to a main A class trunk road.

### Response to Points 1 and 2

We believe that the proposed house would fit well with the local landscape character of the area and would integrate into the surrounding landscape for the following reasons -

**MATURE TREES / ESTABLISHED WOODLAND** - a grouping of existing mature trees are located to the south east which would give a backdrop to the dwelling-house (see photo on page 3).

**BUILDINGS TO PROVIDE ACCEPTABLE ENCLOSURE** - an existing dwelling-house (Caltmach) with outbuildings exists next door which would provide a context for this proposal and would help it blend in to the landscape, ensuring it is not a "stand alone" proposal (see photo on page 3).

**LARGE HILL / BACKDROP** - as can be seen on the photo below a large hill / embankment exists directly behind the proposal which would provide a backdrop to the development providing excellent enclosure.

**EXISTING TRACK (PLOT BOUNDARY TO WEST)** - the west side of the proposed plot is bounded by an existing farm access track. We will plant out trees in line with council policy here to ensure further enclosure is achieved.

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### Reasons for Refusal

Continued...



### Response to Point 3

We feel this point is not justified. The housing placement does not, in our opinion, create ribbon effect with the neighbouring property or create unacceptable build-up. This proposal would result in two properties which can surely be taken on their own merits and considered as a very small grouping similar to other groupings nearby.

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## Conclusion

In conclusion, we respectfully ask the LRB panel to consider what this proposal means for the applicant. Mark and his family desperately require accommodation which is going to be suitable for Ellie and her needs especially as she grows older.

Secondly, Mark's business is agricultural and is based in Mulben. He needs to be based in Mulben.

In terms of planning policy we strongly feel that the proposal would integrate well and is in line with the DP4 section (rural housing) of the Moray Local Plan 2020. This is due to the fact that existing mature trees exist nearby, there is a large hill providing an adequate backdrop to the proposal and 1no. house exists next door which, along with this plot would form a small cluster in the countryside similar to other clusters in this area.

We respectfully ask that the appointed LRB panel approves this appeal.