



Moray Architectural Services

The Clerk
Moray Council Local Review Body
Legal and Services Committee
High Street
Elgin
IV31 1BX

18.05.2021

Planning Review – Planning Refusal Ref 21/00044/PPP- 33 Golf View Crescent.

I am writing on behalf of the applicants to request a review of the above refusal for Planning consent and wish to draw attention to the committee the following facts which are extremely relevant to this request,

- The refusal references the access, yet the Roads authority have no objection to the access and as the experts in this area the lack of any objection should be clearly noted. Sufficient parking within the proposed plot is easily achievable. The comments made about driveway length is contradictory to the desire of the applicant to position the house for the amenity of the neighbouring property.
- The refusal references the density, yet the proposals clearly show that the density of the proposed plot and existing house is very much in line with the surrounding houses. The proposed plot has an area of 0.068ha and the existing surrounding houses have site areas of 0.068,0.079,0.61,0.057 respectively. The area of the existing house plot will have an area of 0.07. This meets the council policy and therefore using density as a refusal for planning is spurious at best. Indeed the Planning officer appears to agree with this in her assessment and I quote “**However, it is noted here, that the indicative house footprint to plot size ratio reflects the existing plot density found at this location**”.
- It is noted that only one main objection has been received regarding preservation of a view from existing windows and the application has noted this and the proposed house position will reflect the need to allow for the amenity of the neighbouring property. Combined with the drop in level a low impact design is easily achievable, and the applicants are keen to achieve a high-quality design on the plot.
- Drainage tests have been done and a fully compliant drainage layout can be achieved.
- Developer contributions have been agreed and will be paid if consent is granted.

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Given that the proposal meets the criteria laid down in the councils own planning policy DP1 Section 6 there are clear and concise reasons why this application should not have been refused we respectfully comment our appeal to the review body.

Signed

Alastair Rennie

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