

Lissa Rowan

From: Neil MacFarlane <neil@mdm-architecture.co.uk>
Sent: 04 April 2023 13:52
To: Lissa Rowan
Subject: RE: Notice of Review: Planning Application 22/01594/APP
Attachments: LR286 - NPF Response - Appointed Officer.pdf

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Afternoon Lissa,

Many thanks for sending through the appointed officers comments in relation to NPF4.

Having reviewed the comments, it is our considered view that the nature of our proposals would not have a significant adverse impact on the local landscape area. While every development, including ours, has some degree of impact on its surroundings, a judgement has to be carefully exercised as to the scale of such an impact, particularly the use of the words 'significant adverse impact'.

As our proposals can be read against the backdrop of the existing property, the scale of impact on the wider area is greatly reduced. We have specifically sought to provide a building which is subservient to the main building on the major part of the site. While we acknowledge that the nature of our proposal extends into the local landscape area, similarly, it ought to be noted by that a significant element of our proposal is contained within the existing settlement boundary - and that it is only in part that our proposals go beyond that settlement boundary.

In accepting that our proposals have some impact, we contend that this is moderated by the scale of the proposal in comparison to the existing dwelling house and the specific micro siting that we adopted for its positioning on the site. We would accept there is some degree of impact, as there is with all proposals, but would strongly contest that this results in a 'significant adverse impact' on the local landscape area. The local landscape area's characteristics will not be unduly harmed were our proposal to be accepted.

We would therefore contend that our proposals are not contrary to NPF4 policies 4 (d) nor 16 (g) for the reasons outlined above.

Can you confirm if any additional comments have been raised by interested parties as yet (I appreciate today is the last day by which they must be returned), and if not, can you confirm whether the dates indicated previously in relation to the case being heard still apply.

Many thanks for all assistance.

Kind Regards,
Neil MacFarlane
DIRECTOR
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