

Plot 3 Minduff, Drybridge, AB56 5LB

22/01292/APP

We wish to appeal condition 9 on as detailed below.

9. Notwithstanding the details shown on the approved plans, the roof of the dwellinghouse hereby approved shall be finished in natural slate.

Reason:

To ensure the highest standards of material finish are achieved for new housing in the countryside and that new housing is finished in a manner which reflects the traditional material finishes of houses in Moray.



A slate roof would not be in keeping with the immediately adjacent plot 2 and plot 5 which can be seen in the background.

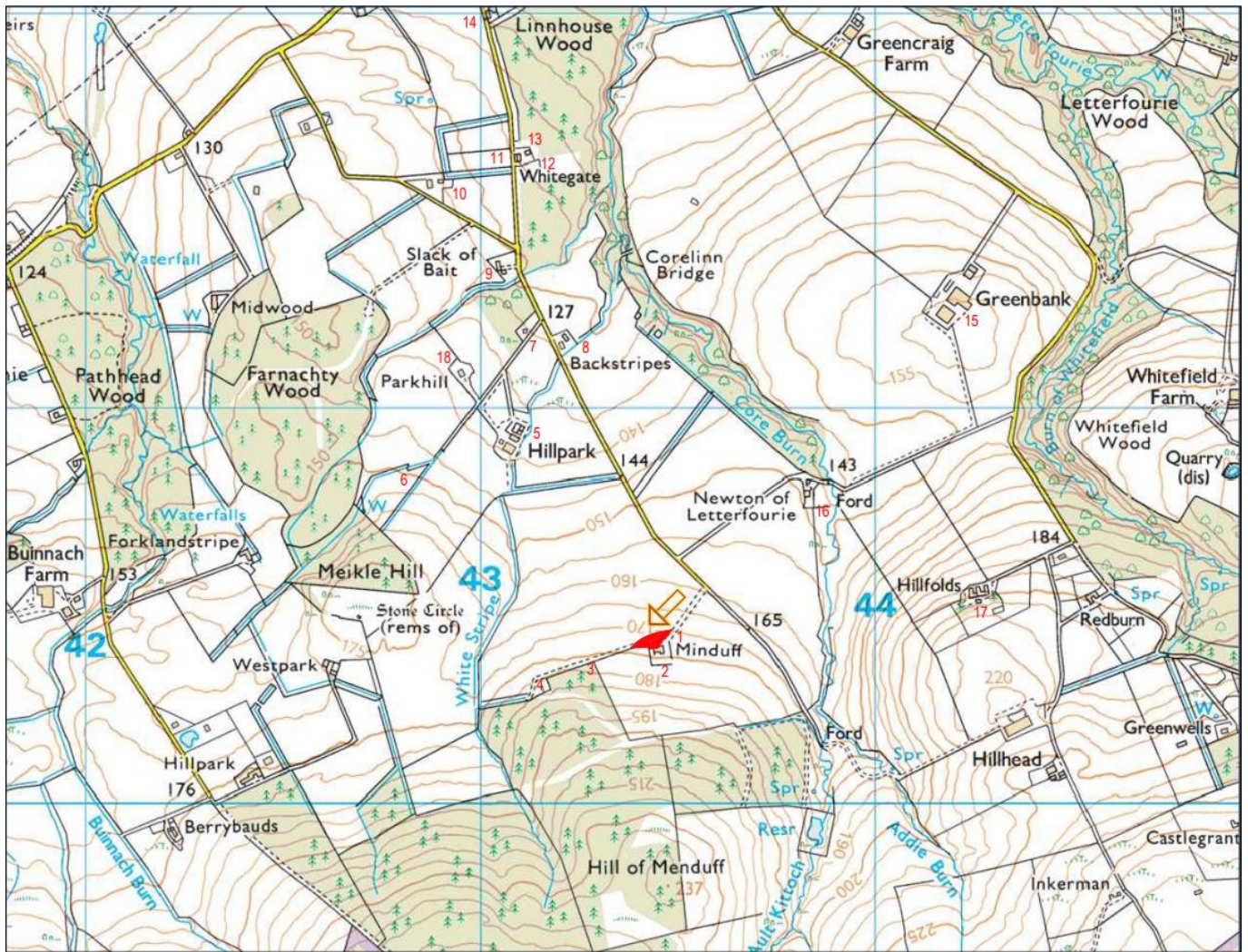
Plot 2 - 18/00446/APP - Completed 30/03/2021

Plot 5 - 15/01553/APP – Completed 23/06/2022

Both of these properties were approved and recently completed with Rathmore roof tiles.

The Rathmore is a flat concrete interlocking tile with a smooth finish, its thin leading edge and hidden interlocking features provides a slate like appearance.

Plot 1 is also about to commence on site and has a live consent with a condition to use artificial Slate. 09/01922/APP.



This OS plan shows all the properties on this stretch of road and ones visible from the site. There aren't many with slate roofs.

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| 1. Plot 1 Minduff | – Approved Planning permission |
| 2. Plot 2 Minduff | – Recently completed with Quinn Rathmore roof tiles |
| 3. Plot 5 Minduff | - Recently completed with Quinn Rathmore roof tiles |
| 4. Plot 4 Minduff | – Approved Planning permission |
| 5. Hillpark | – Tiles |
| 6. Mandara | – Red tiles |
| 7. Kingswood | – Tiles |
| 8. Backstripes | – Tiles |
| 9. Slack of Bait | – Tiles |
| 10. Bramble cottage | – Tiles |
| 11. Glenshee | – Tiles |
| 12. Whitegate | – Tiles |
| 13. Whitegate lodge | – Tiles |
| 14. Little Thorneybank | – Tiles |
| 15. Greenbank | – Massive shed with profile cladding that can be seen for miles. |
| 16. Newton | – Old stone house with slate roof |
| 17. Hillfolds | – Old stone house with slate roof |
| 18. Parkhill | – Old stone house with slate roof |

We could understand having to comply with the slate roof policy if this was a new site on its own with no historic consent, but this is not the case with this application.

We therefore would like the condition to use Slates removed from this consent.