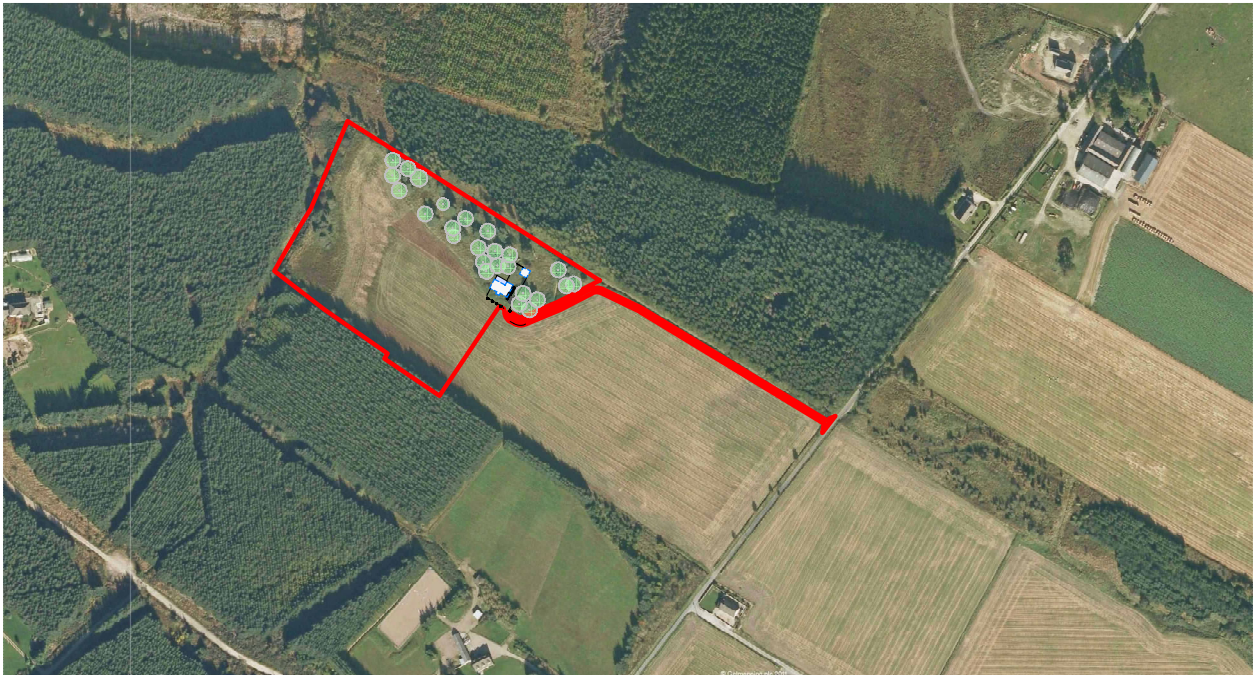


Notice of Review Supporting Statement



Proposed dwelling-house and detached garage at
Site at Boharm Neuk, Boharm, Craigellachie, Aberlour AB38 9RL
For Mr and Mrs Morrison

Planning Reference - 23 / 00423 / PPP

S Reid Design

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Background to Application

The proposal is on land which is part of a farm run by the applicant, Mr Robert Morrison.

The Morrison family have owned the farm at Boharm for generations.

When Robert's grandparents passed away a number of years ago his brother Scott inherited the farm while Robert inherited the workshop and yard which he utilizes for his forestry business. Scott predominantly runs another farm based at Spey Bay while Robert runs the farm here at Boharm. He also bases his forestry business in the farm workshop and yard as mentioned above.

Robert, his wife Wendy and their three grown up children have lived in the Boharm area for many years. They lived at a property next door to the farm until 2016 when Robert's mother sadly passed away. It was then necessary for the family to move into his mother's house (Mosacre) which is also part of the farm, for a number of reasons including security of stock and equipment, unloading of lorries at any time of the day or night etc.

Unfortunately, Mosacre is too small for the family. Both of his daughters share a bedroom (ages 22 and 14) and there is barely any room for storage.

The oldest children, his son who is 25 and his daughter who is 22 have looked at moving out but it's not possible in the current market given the fact that most properties are being sold well in excess of the asking price.

For all of the above reasons a slightly larger dwelling-house where denoted on the application site plan would be an ideal solution given the fact that Robert could continue to be based here for work reasons and it would suit his families needs too.

Reasons for Refusal

In the refusal notice for the proposal under point 1 the council state the following -

The development is contrary to Moray Local Development Plan 2020 Policies DP4: Rural Housing and DP1: Development Principles and to National Planning Framework Policy 17 Rural Homes for the following reasons:

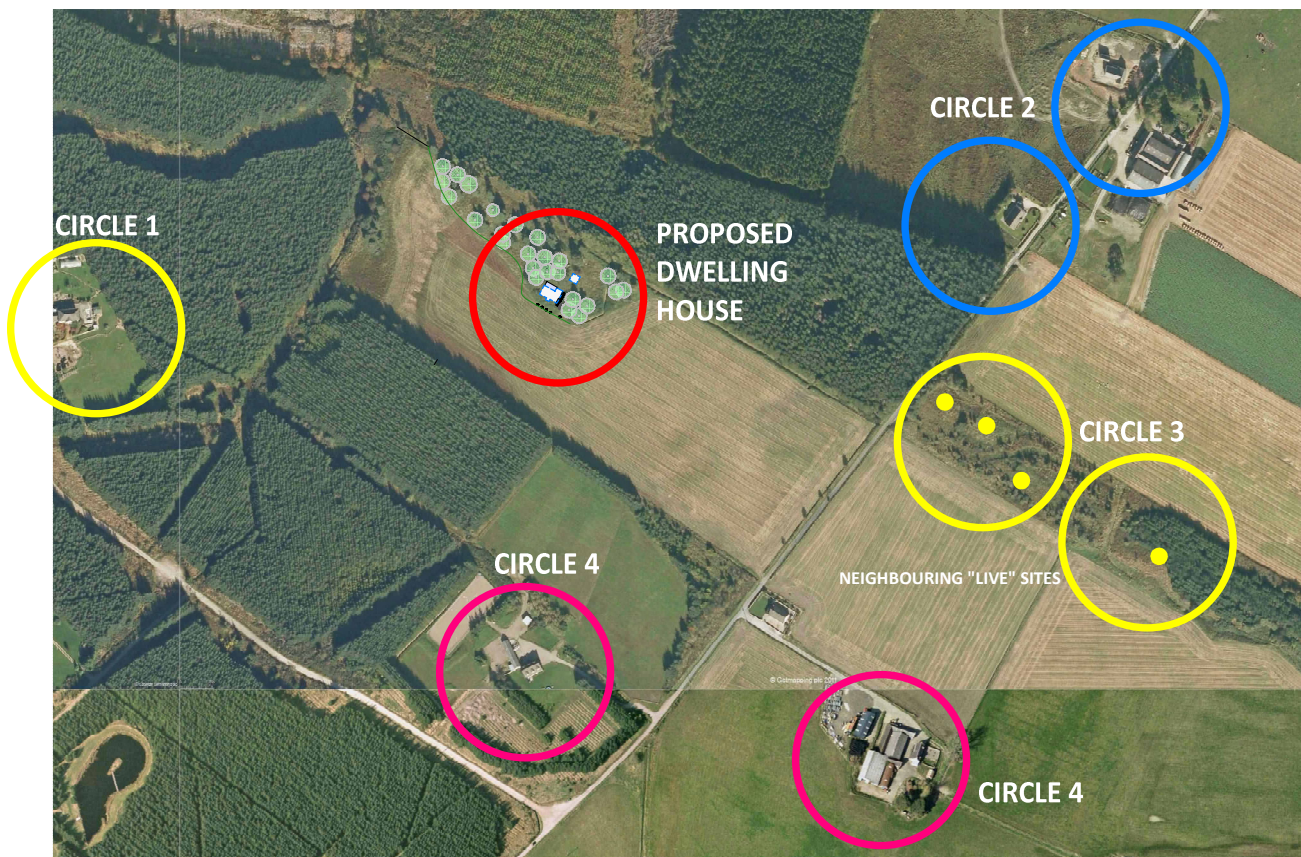
1. The proposed development does not fit into the local landscape character in that the new house will be set far back from, and above, the public road out of character with the prevailing original development pattern in the area with the visual impacts of this exacerbated by the relationship to live planning consents for new house sites in the immediate area.

Response to Point 1

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 -

Within the vicinity of the proposal there are a number of existing houses which are located randomly across the area. Please see aerial plan below which denotes this. Circle 1 denotes a dwellinghouse set well away from the road. Circle 2 denotes properties on the road. Circle 3 denotes a cluster of "live" plots in a layout perpendicular to the public road. Circle 4 denotes other random farm buildings and houses. As can be seen our proposal would consist of another similarly placed dwelling which would be in keeping with these other properties.

Given the above arrangement we are confident the proposed dwelling will not detract in any way from the character and setting of the existing buildings. Indeed, we feel the proposal would compliment the development pattern in this area.

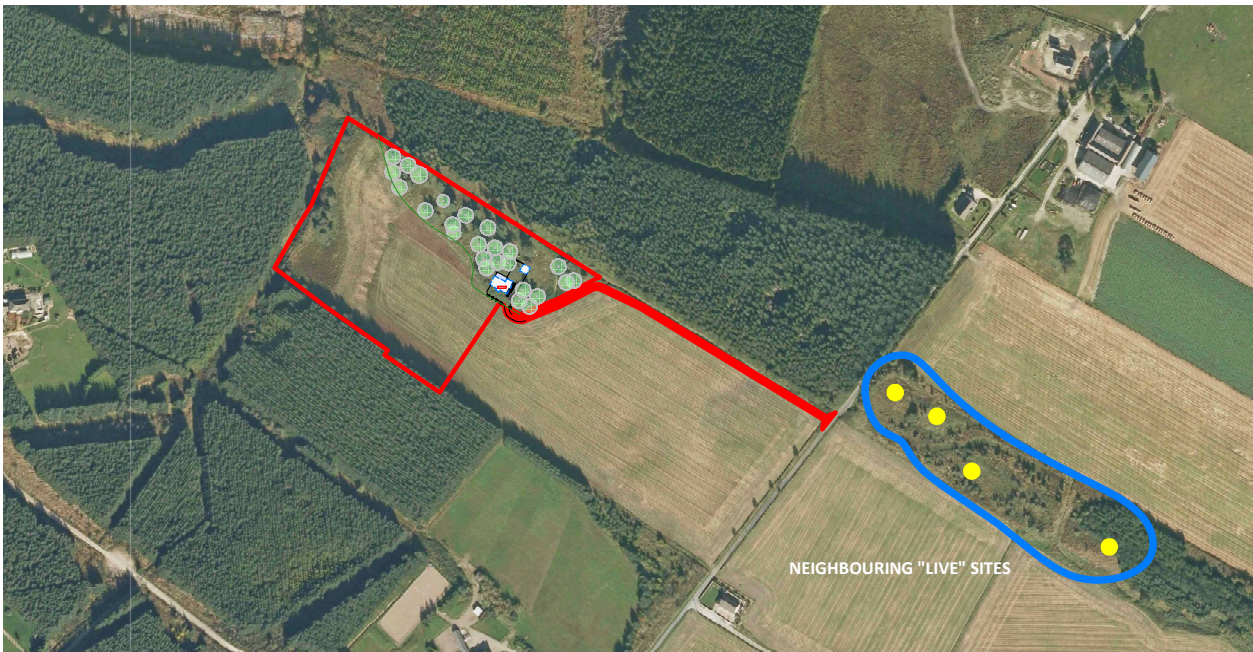


The second point of refusal states the following -

2. The proposed development, together with the number of live planning consents for new house sites in the immediate area, will contribute to an unacceptable build-up of housing and detrimentally alter the rural character of the area, creating unacceptable visual and landscape impacts.

Response to Point 2

We feel this point is not justified. There are a few "live" planning consents nearby however the proposal does not lie within a "pressurised and sensitive area" as per the Moray Local Plan 2020. We are firmly of the view that this proposal, surrounded in mature trees would not have any detrimental impact to this area. Further, as demonstrated in point 1 the development sits in a location similar to the surrounding randomly placed properties.



The third point of refusal states the following -

3. The proposed development is contrary to Moray Local Development Plan Policy DP4 Rural Housing and its associated Policy Guidance on Cumulative Build Up as, together with other live planning consents for new houses sites in the immediate area, it will result in new houses overwhelming the presence of older buildings such that new houses are the predominant components of the landscape with the original settlement pattern difficult to perceive; the incidence and inter-visibility of new houses will become a major characteristic of the landscape; there will be a prominence of new houses from key viewpoints such as the public road; and there will be sequential visual effects of cumulative build-up of new housing experienced when travelling along roads in the vicinity of the site.

Response to Point 3

The third point of refusal is very similar to the second refusal point.

Having articulated why we feel the proposal would comply with Planning Policy DP4 in terms of its location and integration we would also like to make clear that the proposed dwellinghouse would be built among mature pine trees, owned by the applicant. This will ensure a level of containment and enclosure is provided as per the Moray Local plan "rural housing" criteria. Further to this a forest of mature trees also exist to the north of the development, which will provide further enclosure / backdrop. Please see the following images.

3

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Boharm Neuk, Boharm,
Craigellachie

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PHOTO DENOTING MATURE TREES WITHIN PLOT / APPROXIMATE HOUSE LOCATION

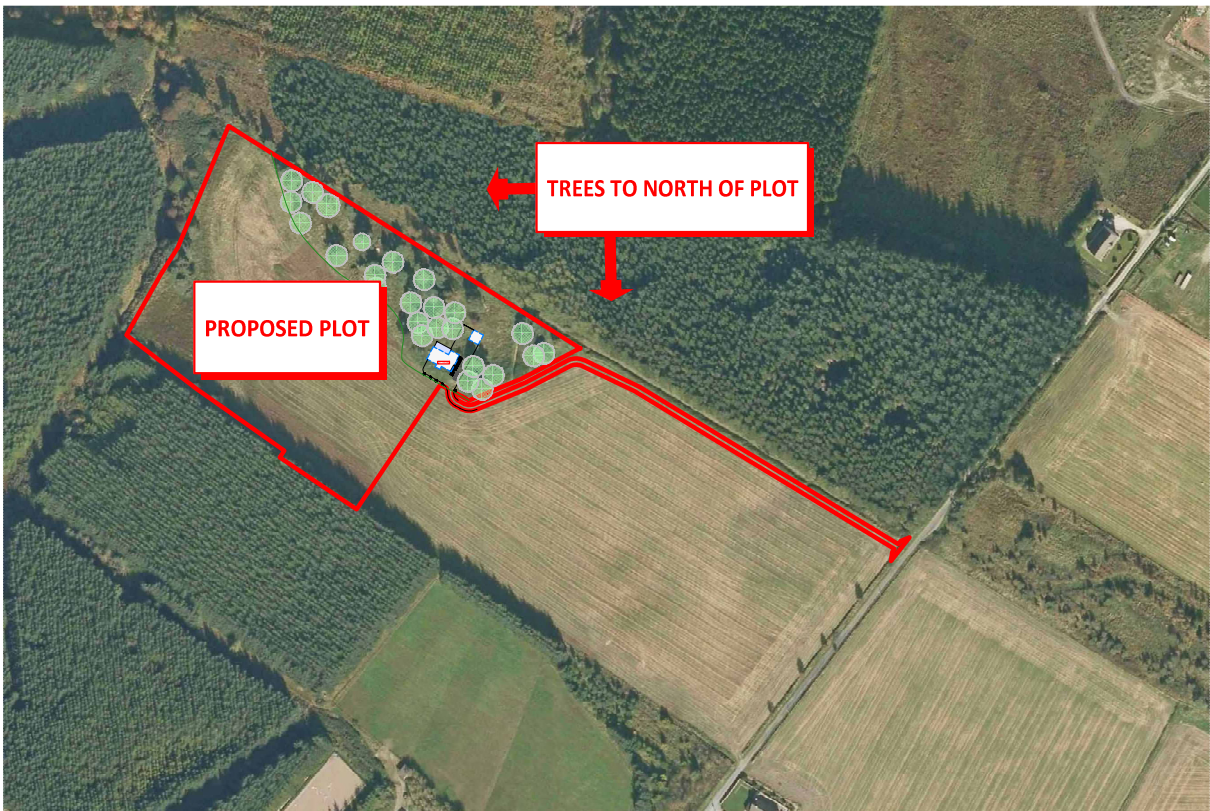


PHOTO DENOTING MATURE TREES TO THE NORTH

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Conclusion

In conclusion, we respectfully ask the LRB panel to consider what this proposal means for the applicant.

Robert's business is based here and he also needs to look after the farm. He needs to be based in Boharm. Secondly, the proposed dwellinghouse would suit the families needs.

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 it's placing is similar to the random development pattern in the area. Further to this the proposed dwelling and garage would be surrounded by existing mature pine trees owned by the applicant. These trees would provide the necessary containment and enclosure as set in the Moray Local Plan 2020 policies. Lastly, while we acknowledge the rural character of the area needs to be maintained we disagree that this one dwellinghouse would be in anyway detrimental. This location is not classed as a "pressurised and sensitive area" in terms of rural housing as per the Moray Local Plan 2020. We also feel it complies with the policies in NPF4.

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