

The Moray Council
Planning Section
High Street
Elgin

15TH April 2011
Ref :

F.A.O Mr Iain Drummond – Planning officer

Dear Sirs

Planning Application Reference 10/02015/PPP for proposed dwellinghouse and garage with associated works on land adjacent to Torfness, Elgin

In reference to recent discussion, I would note the following:-

In terms of the Planning Consultee response from your Transportation colleagues

Firstly the requirement of a 2.4 x 120m visibility. To enable this aspect the proposed access arrangements have been relocated more centrally to the plot which enables the visibility splay to be fully within the adopted verge and within the adjacent property for which we currently legally own. This therefore resolves this point.

The second point of the passing place, as we own along the linear length of the U111E, we have incorporated a passing place within the revised drawings to resolve this aspect

We would therefore request that our amended details are forwarded to the Transportation Manager for further review / comment

We believe that there are no further statutory consultee or other objections to our proposals.

The existing site forms part of the existing dwelling which was previously extended to include this section of the proposal and is well screened on all 3 sides by mature trees and hedgerows which provide natural screening. The scale of the plot is in proportion to the house design and the existing property.

National Planning Policy and Moray Council Structure and Local Plan polices all encourage well sited houses within the Countryside

We take this opportunity to promote this application which I believe complies with all polices of The Moray Council especially those of the houses within the Countryside (H8).
In general the relevant development plan polices associated with the proposal (IMP1, H8, E7) have been met including those of National SPP, PAN72 policies

Sustainability Principals has been built into the proposal at the outset through careful site selectio as well as the more basic principal of orientating the house and living areas to take full advantage of passive solar gain

Minimising the impact by utilising existing infrastructure and services, which are available in the very close proximity including the utilisation of SUDS for new facilities.

The surrounding landform and topography importantly will also ensure that this one and a half storey house blends into the landscape. The site is generally flat with the proposed house being positioned at the roadside level to take full advantage of this aspect.

The house will not sit on the top of a ridge or on the skyline and blends in sensitively with the existing landscape, which is retained with the backdrop of the existing tree plantation with new landscape and successfully integrates to this location.

Protects and enhances the value of the area keeping the traditional character of this setting, there will be no adverse affect to this "Area of Great Landscape Value" with the proposed sitting, existing and additional landscape proposals.

Provides at least the 50% of the site boundaries, which are long established with either hedgerow post and wire fence and existing mature trees will be more than capable of establishing natural boundaries and enclosures in later years.

The present character of this area is of linear form along one side of the U111E, which this proposals take consience. This is evident, utilising a clear OS map of the area in question.

The house position within the plot has been carefully located to minimise any impact and to reflect the established settlement pattern.

There is also an introduction of substantial landscaping between the existing property to provide a clear break, which will deliver a positive design aspect and clearly follows the concept along the whole length of this road where cluster of houses are together with strategic landscape. Therefore no contribution towards a build up residential development in any particular locality.

With the new and proposed landscaping the house will be well screened and the views while driving in either direction of the U111E will be minimal and will not be intrusive to the existing landscape.

Dwelling house design (plans, elevations & section). This complies with policy H8. The design has been specifically proposed to enhance the character of a traditional farmhouse, which aligns with the original design concept of the surrounding area and compliments this setting.

Material finish of dwelling house, which complements the countryside and is very much a like houses within the adjacent area of traditional materials

Appropriate worded planning conditions and selection of building materials will ensure that this property will make a positive contribution to the economic health and vitality of this rural area

Having reviewed the register of approved Planning applications which have been in close proximity to this application which I believe have no greater planning merits are at

Land adjacent to Croy, Pluscarden ref no 10/00730/APP which was approved under delegated powers

Pond view, Carden Reach Pluscarden ref no 10/00385/APP which was approved under delegated powers

Torvaig, Mosstowie ref no 09/01885/PPP which was approved under delegated powers

Mosstowie ref no 10/01810/APP which was approved under delegated powers

Lower Whitefield Croft, Mosstowie ref no 09/00931/FUL which was approved under delegated powers

Westwood, Mosstowie ref no 10/000746/APP which was approved via the Local Review Board which was accepted by the Case Officer in terms of Policy H8 and in fact is within the CAT of Elgin.

There are numerous application approved under delegated powers along the U119E Fogwatt / Wardend/ Shougle road to mention though all have similar contributes to our application

There are numerous applications which have all been approved by the Planning Department within the wider Moray boundaries which align with our proposal and therefore clearly all comply with policies.

As noted above we see no clear evidence that our application is in any way different from the above permitted applications and therefore note that on this basis our application accords with all polices within the Adopted Local Plan

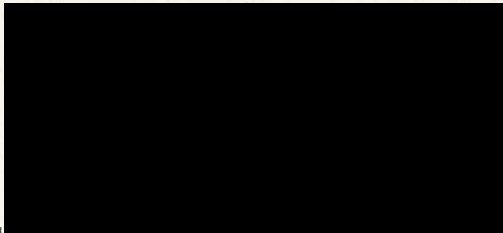
In conclusion we believe that this application proposal is of traditional design and finish, is extremely well defined is contained and enclosed with natural screening and sits well within the existing setting.

Therefore we see no material considerations from the National Planning Policy & Structure and Local Plan to justify anything other than a positive outcome

I would hope that the above is good reason that this application to be readily accepted under the terms of the Development Plan polices for housing in the countryside and specifically under IMP1 & H8. We would contend that the proposed development can be accommodated satisfactory within the site without having a detrimental visual impact on the surrounding landscape

On this regard we fully hope that you are in a position to support our application with a recommendation for approval & fulfil our dreams of building our own home.

Yours sincerely



Mr & Mrs Paul Main

Torfness

Pluscarden

Nr Elgin

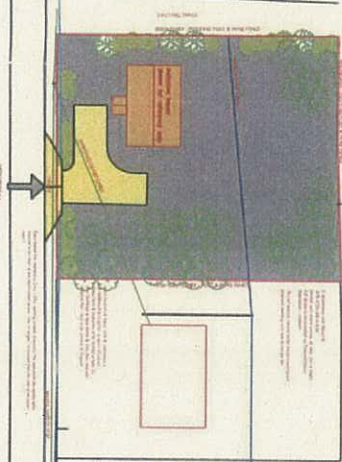
Email

Home



Town & County Planning
 (Scotland) Act, 1997
 as amended
REFUSED
4.1.12
 Development Management
 Environmental Services
 The Merry Council

SITE PLAN



AMENDED PLANS

General Notes

No.	Description, Revision, Date, Author/Checker/Approver	Date
1	Submission, revision, date, author/Checker/Approver	

Mr & Mrs Paul Mann

Proposed new dwellings with all associated works to one of land to side of Torrens, Puchoden

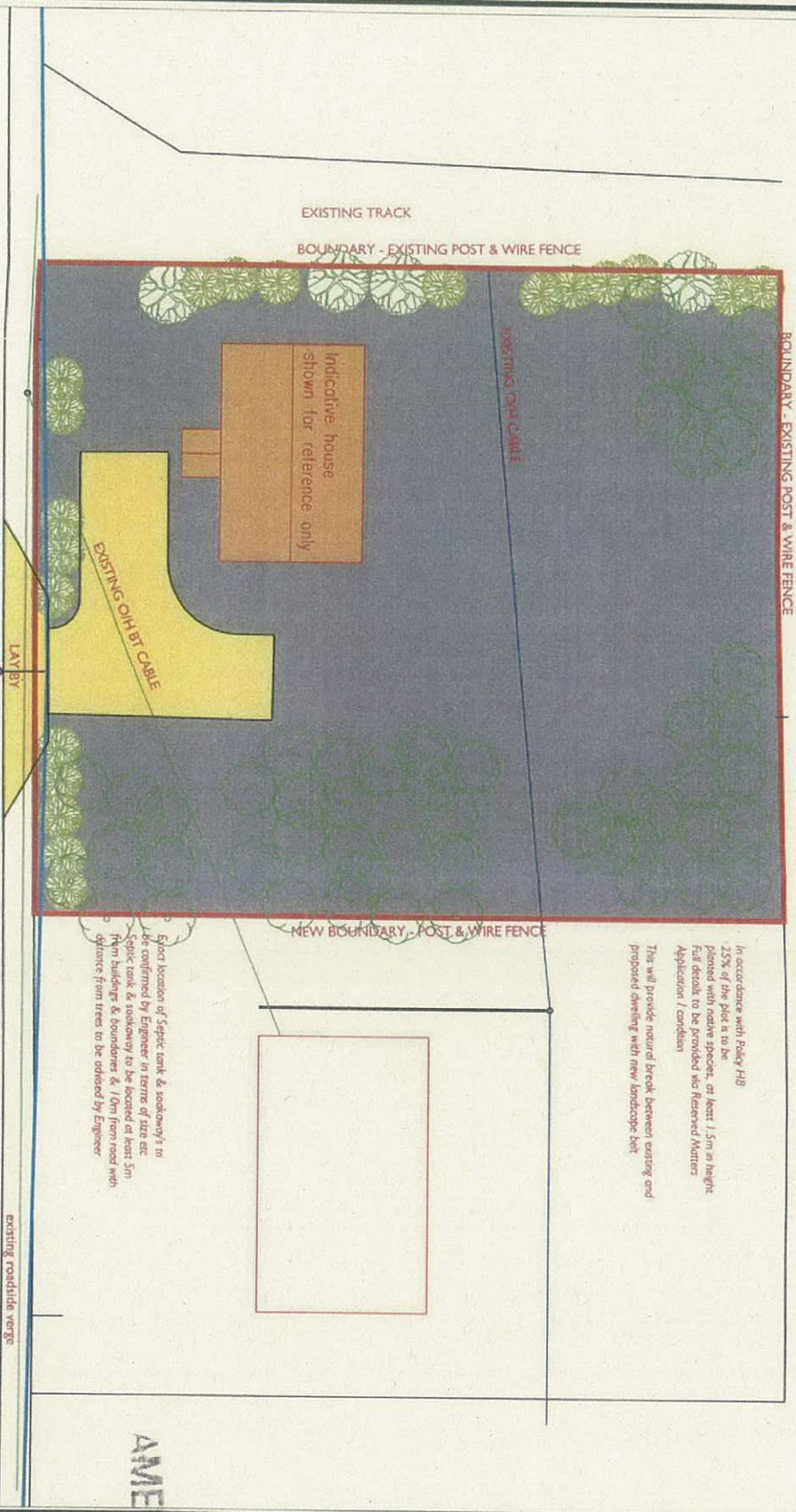
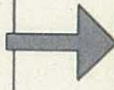
20 APR 2011

Project	PLUS01	Sheet	1-1
Date	July 10		
Scale	1:750		

Town & Country Planning
 (Scotland) Act, 1987
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 Development Management
 Environmental Services
 The Moray Council

SITE PLAN

NEW/VEHICULAR
 ACCESS



Green dotted line represents 2.4 x 120m visibility in both directions. The area within the visibility splay requires to be clear of any obstructions above 1.0m in height (measured from the level of the public road)

Exact location of Septic tank & soakaway's to be confirmed by Engineer in terms of size etc. Septic tank & soakaway to be located at least 5m from buildings & boundaries & 10m from road with distance from trees to be ordered by Engineer

In accordance with Policy HB 25% of the plot is to be planted with native species, at least 1.5m in height. Full details to be provided via Reserved Matters Application / condition. The wall provide natural break between existing and proposed dwelling with new landscape belt.

Form new access from adopted highway no existing access gate. The width of vehicular access shall be between 2.4m and 3m and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. Section of access over the public footpath / verge shall be to The Moray Council specification and surfaced in bitumen. No water shall be permitted to drain onto the public footpath / carriageway.

18 APR 2011

AMENDED PLANS

General Notes

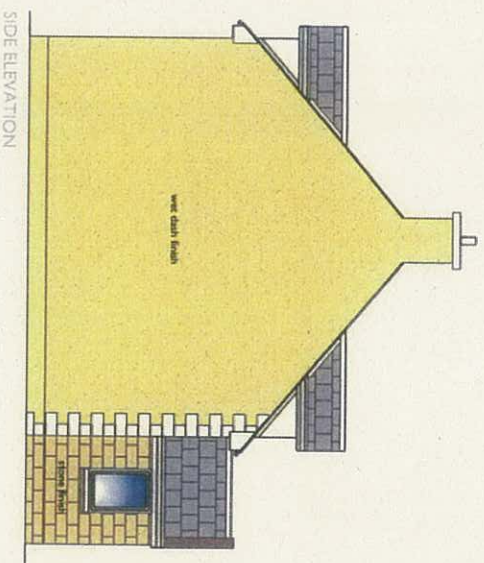
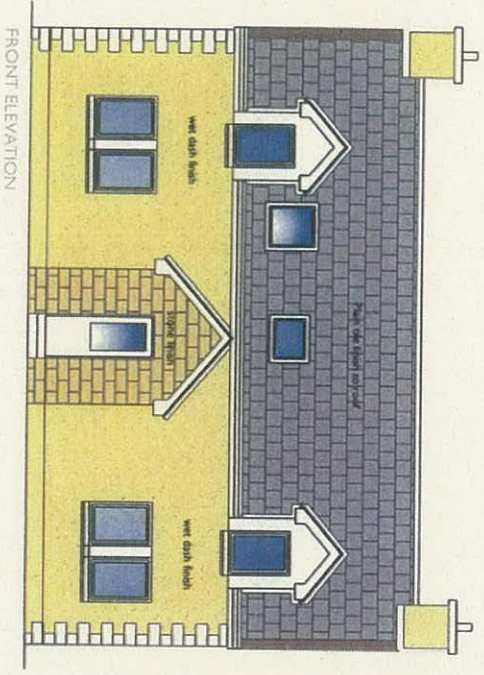
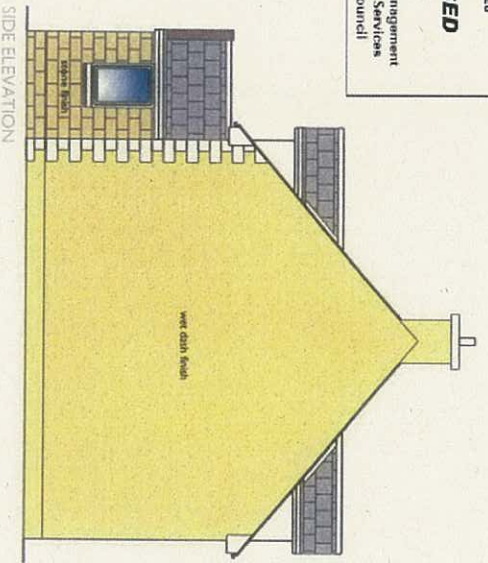
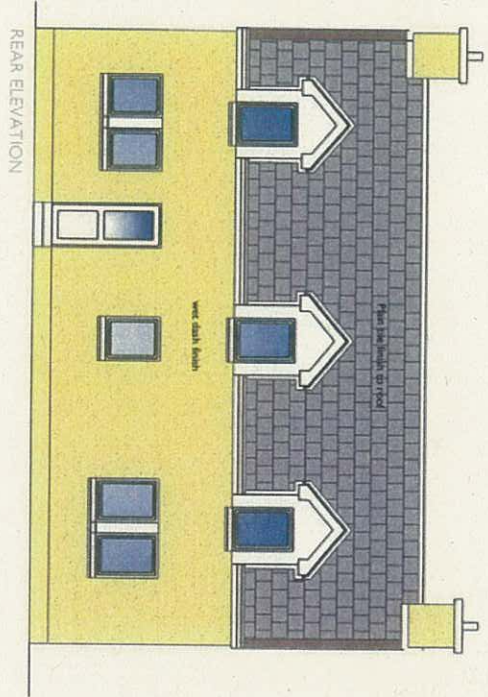
No.	Description	Date
1	Preparation, revision, issue, validity, date of approval, signature, address, L100/11	
	Revision/Version	

Mr & Mrs Paul Mann

Proposed new dwelling/house with all associated works to area of land to side of Torrish, Phucorden

Project	1_1
Reference	PLUS01
Date	July 10
Scale	1:250

Town & Country Planning
 (Scotland) Act, 1997
 as amended
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 The Moray Council



AMENDED PLANS

General Notes

No.	Revision/Issue	Date

Prepared by:
Mr & Mrs Paul Main

Proposed new dwellinghouse
 with all associated works
 to area of land to side of
 terrace, Puseorden

Project:
PLUS01

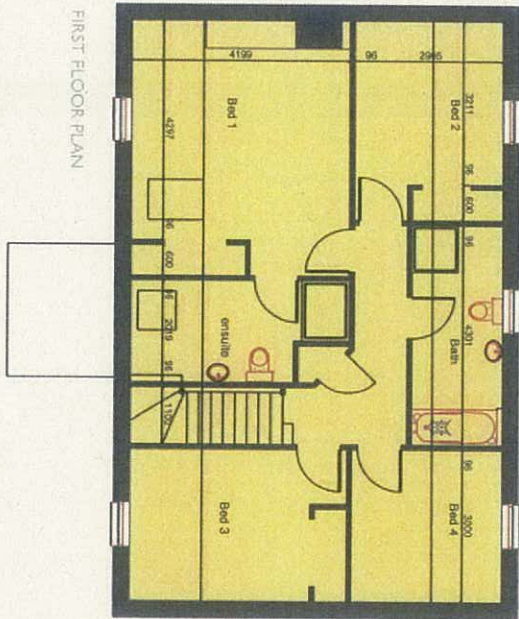
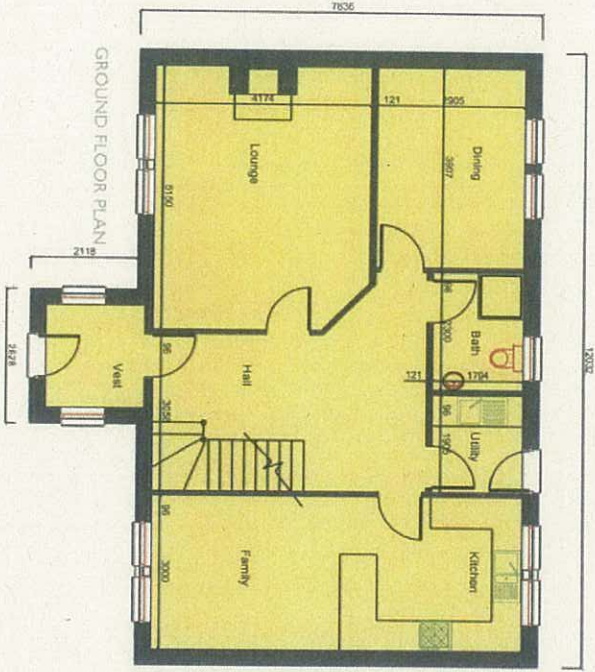
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July 10

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2

18 AUG 2011

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16 APR 2011

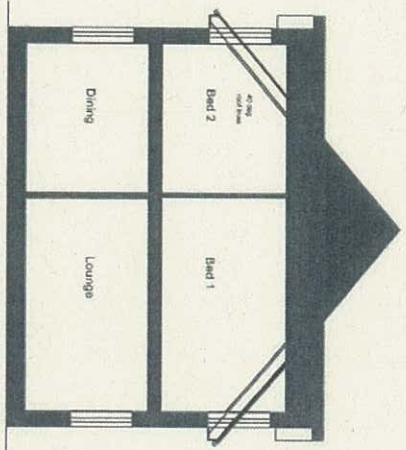
General Notes

No.	Revision/Issue	Date

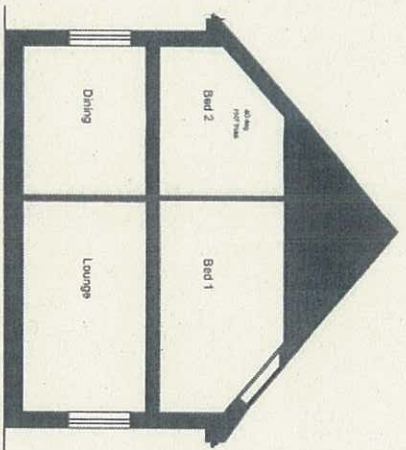
Prepared by and issued to:
Mr & Mrs Paul Main

Proposed name and address:
 Proposed new dwellinghouse
 with all associated works
 to area of land to side of
 Torriest, Pucorden

Project	PLUS01	Sheet	3
Date	July 10		
Scale	1:100		



SECTION



SECTION

Town & Country Planning
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 Development Management
 Environmental Services
 The Morry Council

General Notes

AMENDED PLANS

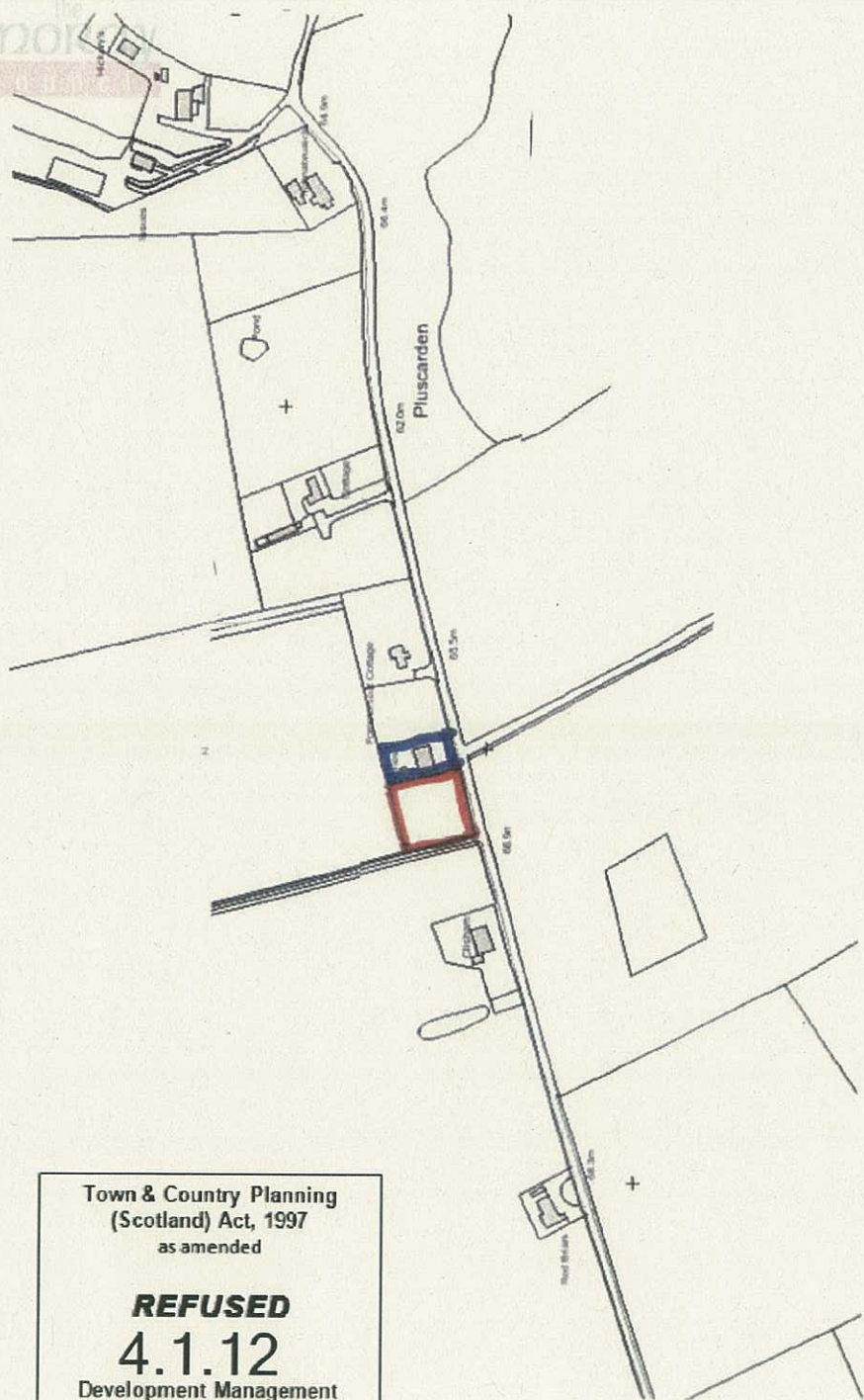
No.	Revision/Issue	Date

For Name of Applicant
 Mr & Mrs Paul Moin

Project Name and Address
 Proposed new dwellinghouse
 with all associated works
 to area of land to side of
 terrace, Placerrden

Project	PLUS01	Sheet	4
Date	July 10	Scale	1:100

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Development Management
Environmental Services
The Moray Council

General Notes

RECEIVED
24 NOV 2010

No.	Revision/Issue	Date

Fun Name and Address
Mr & Mrs Paul Main

Project Name and Address
Proposed new dwellinghouse & detached garage with all associated works
To area of land to side of Torfness, Pluscarden

Project PLUS01	Sheet LP
Date Nov 10	
Scale 1:2500	