

REFUSED PLANNING APPLICATION - 12 / 00539 / APP STATEMENT OF REVIEW

Proposed erection of dwellinghouse with detached double garage At Upper Clarkly, Clarklyhill, Burghead, by Elgin, Moray For Mr G Strathdee

In regard to the above planning application we strongly feel that the proposed dwelling-house would very much integrate with the surrounding landform. Please see below for our response to the schedule of reason(s) for refusal. In our opinion, the response below justifies this development -

1. (i) The proposed plot / dwelling-house is located to the east of a small group of existing houses and to the west of a Scottish Water storage tank.

As mentioned above, we feel that the dwelling-house would integrate very well into this hillside location for the following reasons –

- The house plot has been selected because it has over 50% existing defined boundaries and sits in a hollow which slopes downwards from the existing nearby access track. This hollow arrangement would help to reduce the height of the proposal.
- There would be a clearance onsite of gorse vegetation to enable space for the dwelling-house to be constructed however, in line with planning policy, 25% of the site would be planted in new trees and shrubs (see note on site plan) which would further integrate the dwelling-house into the landscape. Further, gorse vegetation is an unsuitable vegetation for wildlife because of its density.
- From surrounding public vantage points it is mainly the ridge of the proposed dwelling-house which would appear as “skyline.” The nearby water tank sits at approximately the same height as the dwelling, helping to lessen the impact of this new development. Please see the photomontage drawing enclosed which is based on a view from the north-east direction which demonstrates how well the proposed dwelling-house would sit on the site. *The Photomontage was compiled using the following software packages - Re-soft Windfarm, 3ds max design 2013 and Photoshop Elements. Re-soft Windfarm is a software package which helps designers to accurately denote the height of wind turbines on scenes. On this occasion we utilized the technology to denote the proposed dwelling-house.*
- Following on from the above point we feel that our proposed development would not be overly prominent when compared to various existing buildings and structures within this vicinity. Please see photographs enclosed demonstrating this :
 - Photo 1 - Burghead Maltings in centre / masts to right
 - Photo 2 - Roseisle Distillery owned by Diageo
 - Photo 3 - Roseisle Distillery owned by Diageo
 - Photo 4 - Nearby Scottish Water tank
 - Photo 5 - Existing houses at Clarklyhill with mast base to left
 - Photo 6 - Existing houses at Clarklyhill

Photo 7 - Nearby sheds just off B9013 road / mast in background to left /
Prominent view of Scottish Water tank in background to right.

(ii) We feel that the planning application should be treated on it's own merits and that it would be unfair to speculate about the possibility of development on surrounding hillside sites.

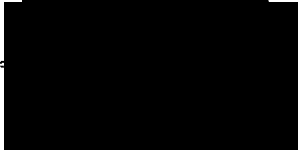
2. (i) Concerning noise and shadow-flicker nuisance from the approved 50kw wind turbine on Strathdee Properties land (approximately 90 metres from this dwelling-house). If we were to obtain full planning permission for this application we would be willing to enter a legal agreement whereby we would not construct the wind turbine.
3. (i) In regard to transportation issues, The Moray Council state that "the visibility onto the public road and the access infrastructure is substandard and inadequate for any further intensification of traffic." We have not actually received any transportation queries in regard to this application however I can confirm that in regard to a separate, nearby, planning application (ref – 12 / 00405 / APP) we have submitted proposals to upgrade the access onto the public road, construct a new passing place and have denoted the appropriate existing visibility splays all in agreement with The Moray Council Roads Department.

In summary, we feel that this planning application should be treated on it's own merits and that it would be an acceptable development in this area not only because it adheres and complies to all parts of the relevant Local and Structure plans but that there appears to be nothing to prevent the merits of this application allowing it to progress to approval. Further, the dwelling-house would sit well on the site and would not be overly prominent.

Should any unforeseen material consideration arise during determination, please advise us accordingly in order that remedial action and an appropriate response may be pursued.

Lastly, there were no objections from neighbouring properties to this application.

yours sincerely,

A large black rectangular redaction box covering the signature of Stewart Reid.

Stewart Reid MCIAT