

## **REPORT OF HANDLING**

<b>Ref No:</b>	13/01876/APP	<b>Officer:</b>	Craig Swankie
<b>Proposal Description/ Address</b>	Extend planning consent 10/01385/APP for erection of house and garage on Site At The Orchard Ashfield Garmouth Moray		
<b>Date:</b>	05 December 2013	<b>Typist Initials:</b>	EF

<b>RECOMMENDATION</b>		
<b>Approve, without or with condition(s) listed below</b>		<b>Y</b>
<b>Refuse, subject to reason(s) listed below</b>		<b>N</b>
<b>Legal Agreement required e.g. S,75</b>		<b>N</b>
<b>Notification to Scottish Ministers/Historic Scotland</b>		<b>N</b>
<b>Hearing requirements</b>	<b>Departure</b>	<b>N</b>
	<b>Pre-determination</b>	<b>N</b>

<b>CONSULTATIONS</b>		
<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Environmental Protection Manager	20/11/13	No objections
Environmental Health Manager	21/11/13	No objections
Contaminated Land	02/12/13	No objections
Transportation Manager	29/11/13	No objections, subject to conditions and informatives
Scottish Water	20/11/13	No objections

<b>DEVELOPMENT PLAN POLICY</b>		
<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
Whole of Policy 1	N	
Whole of Policy 2	N	
H8: New Housing in Open Countryside	N	
T2: Provision of Road Access	N	
T5: Parking Standards	N	
EP5: SUDS	N	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
IMP1: Development Requirements	N	

REPRESENTATIONS		
Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Name	Address	
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO):		

**OBSERVATIONS – ASSESSMENT OF PROPOSAL**

**Proposals**

The application seeks to extend previously approved 10/01385/APP for erection of house and garage.

**Site**

The proposed site is at The Orchard, Ashfield, Garmouth. The proposals are not within a conservation area.

**Policy Assessment**

The current proposals are considered acceptable, as under 10/01385/APP. The design, scale and detailing of the property and garage are considered suitable for the location. The positioning of the property and the garage, set back from the road to the north and east of the plot minimises any potential impact on the surrounding areas amenity.

Given the continued acceptability of the development relative to current adopted policy H8 and IMP1, it is recommended that the earlier consent be extended subject to conditions.

**REASON(S) FOR DECISION**

The Council's reason(s) for making this decision are:-

There has been no change in material circumstances since the approval of the previous application on the site and as such this application for the renewal complies the Moray Development Plan.

**OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT**

None

HISTORY				
Reference No.	Description			
10/01385/APP	Erect new house and garage at Site At The Orchard Ashfield Garmouth Moray			
	<b>Decision</b>	Permitted	<b>Date Of Decision</b>	02/11/10

ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Northern Scot	No Premises	21/11/13
PINS	No Premises	21/11/13

DEVELOPER CONTRIBUTIONS (PGU)	
Status	N/A

DOCUMENTS, ASSESSMENTS etc. *		
* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc		
Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

S.75 AGREEMENT		
Application subject to S.75 Agreement		NO
Summary of terms of agreement:		
Location where terms or summary of terms can be inspected:		

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)			
Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
Summary of Direction(s)			