

SUPPORTING LETTER WITH PLANNING APPLICATION.



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TMC
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31 MAR 2014

Our Ref CTK/CK/12-68 **(Please quote on all future correspondence)**
Your Ref 13/00550/PPP
Date 02 December 2013

Dear Sir,

**PPP TO ERECT NEW DWELLING HOUSE AT RABBIT ROCK, ELCHIES,
ABERLOUR.**

Please find enclosed our re-submission for the above project. We disagree with the original decision and also feel that the comments put forward by the Review Board on this decision are inaccurate. We should like you to consider the following statement when reviewing our application.

Since the decision of the Review Board, I personally have been to this site and tried to see the buildings of the farmhouse and the steadings from any of the surrounding road networks. These buildings CANNOT be seen from any road network. I have stood on the application site and there are no network roads visible from the site. Should this application be refused again, I will request to be in attendance at the site visit so that Review Board members can point out what I cannot see.

Also, I would respectfully ask where it states in the Local Plan Policies that a new house in the countryside of Moray must not be seen from a road. This policy simply just does not exist. The whole idea of having 25% tree cover is to provide a backdrop for a site to help it integrate into the countryside location. Most houses in the Moray area granted consents can all be seen from road networks so I cannot see why this should be an issue even if it could be seen.

In our original application (13/00550/ppp) we stated that we had given consideration to the siting of this new house by grouping it with the



farmhouse and the steadings. The proposal follows the guidelines laid down by the Moray Council's Local Plan by doing just that. The proposal will not see the house alienated but grouped sensitively with the other buildings that exist at present.

Taking all of the above into consideration, it appears that we have followed the guidelines provided by Moray Council for gaining an approval for housing in the countryside. This only leaves number of units as being a concern. In our original application we provided examples of other developments where the number of units proposed here is matched or they have exceeded the figure of 5. This must mean that Moray Council accept 5 or 6 units of housing grouped together as being acceptable.

We trust that you will give all of the above due consideration when determining our current application.

Yours faithfully

Colin T Keir

enc.