

# Addendum

## LA01/2017/0992/F

### Update

Further information was received from the agent, 20<sup>th</sup> March and 22<sup>nd</sup> March 2018.

The agent disputes the comment in paragraph 8.9 of the Planning Committee report that the site is elevated and advises that the ground level at the site is 141.5m which is lower than the road level 142.19.

As set out in paragraph 8.9 of the Planning Committee report, the site is on higher ground than the farm buildings. Though it may be marginally lower than the main road a dwelling on this site would fail to cluster or be visually linked with the farm buildings. Furthermore the proposed dwelling would be prominent in the landscape.

The agent also illustrates the extent of the three existing boundaries which offer great potential for integration. As discussed in paragraph 8.13 of the Planning Committee report, the trees to the southern boundary and south east corner provide screening when travelling north. They also provide a back drop to any development. However, the boundary treatment to the north is hedging and does not enclose the site, a two storey dwelling on this site will be prominent when travelling south along the Tober Road.

The agent has also submitted an extract from 'Building on Tradition'. Page 84 of the guide discusses clustering and visual linkage with farm buildings. The examples used in the guide are all within the 'blue' land boundary of the farm holding. This is not the case in this application in that the site adjoins and visually links with No 28 which is not part of the farm holding as set out in paragraphs 8.8 to 8.9 of the Planning Committee Report.

Page 85 of the Guide states that new dwellings should be positioned sensitively so as to form an integral part of that building group, or when viewed from surrounding vantage points, the new building reads as being visually interlinked with those buildings. As stated in the Committee Report, this is not the case in this application, from the critical view points on the Tober Road the site is removed and separated from the farm grouping and is not interlinked with the farm buildings.

### **Recommendation**

That the Committee notes the contents of the Addendum and agrees with the recommendation to refuse, as set out in paragraph 9.1 of the Planning Committee Report.