

Item: 2

Local Review Body: 30 April 2026.

Proposed Siting of House at Myrtledene, Skiddy Road, Rendall.

Report by Head of Corporate Governance.

1. Overview

- 1.1. Planning application 24/485/PIP in respect of the proposed siting of a house at Myrtledene, Skiddy Road, Rendall, was refused by the Appointed Officer on 3 December 2025.
- 1.2. Under the Town and Country Planning (Scotland) Act 1997 (the Act) and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 (the Regulations), where an application for planning permission for local development has been determined by the Appointed Officer in accordance with the Council's Planning Scheme of Delegation, the applicant is entitled to seek a review of that decision by the Local Review Body.
- 1.3. The applicant's agent has submitted a Notice of Review (see Appendix 1) requesting that the decision of the Appointed Officer, referred to at paragraph 1.1 above, be reviewed. The agent has indicated that the review can be determined without any further procedure.
- 1.4. A letter from the Chief Planner, Scottish Government, issued in July 2011, confirmed that a review by a Local Review Body should be conducted by means of a full consideration of the application afresh.
- 1.5. Section 21 of the Scheme of Administration states that the Local Review Body will undertake unaccompanied site inspections for all planning applications subject to a review, prior to the meeting to consider the review. The purpose of the site inspection together with the procedure to be adopted, are set out in section 21.2 of the Scheme of Administration. The applicant and interested parties have been advised that an unaccompanied site inspection to Myrtledene, Skiddy Road, Rendall, is due to be undertaken on 30 April 2026 at 10:30.
- 1.6. The review procedure is set out in section 4 below.

2. Recommendations

- 2.1. The Local Review Body is required to:
 - i. Determine whether it has sufficient information to proceed to determination of the review, and if so whether to uphold, reverse or vary the decision of the Appointed Officer.
- 2.2. Should the Local Review Body determine that the decision is reversed or varied, it is required to:
 - i. Determine the reasons, and, if applicable, the relevant matters in respect of potential conditions and informatives, if appropriate, to be attached to the decision notice.
- 2.3. Should the Local Review Body determine that the decision is reversed or varied, it is recommended that members of the Local Review Body:
 - i. Delegate powers to the Head of Corporate Governance, in consultation with the Planning Advisor and the Legal Advisor, to determine the necessary conditions and informatives, if appropriate, to attach to the Decision Notice.
- 2.4. Should the Local Review Body determine that it does not have sufficient information to proceed to determination of the review, it is required to:
 - i. Determine what further information is required, which parties are to be requested to provide the information, and whether to obtain further information by one or more of the following methods:
 - By means of written submissions under the procedure set out in Regulation 15 of the Regulations; and/or
 - By the holding of one or more hearing under the Hearing Session Rules set out in Schedule 1 of the Regulations.

3. Planning Authority Decision

- 3.1. The Planning Handling Report, Planning Services file and the Decision Notice are attached as Appendices 2, 3 and 4 to this report.
- 3.2. On 3 December 2025, the Appointed Officer refused planning application 24/485/PIP on the following grounds:

- 01. The proposed development is not within the non-linked isles, does not provide an identified local housing outcome, and is not suitable in terms of location as matters relative to 'rural areas'. The proposed development is contrary to the National Planning Framework 4 – Policy 17 – Rural Homes.
- 02. The proposed siting does not respect the established character of the surrounding rural landscape. The development would detract from the rural setting and fail to integrate appropriately with its context. The proposal is therefore contrary to Policy 1 (Criteria for All Development), parts (i) and (ii), of the Orkney Local Development Plan 2017.
- 03. The proposed development is groundless as it seeks to use a domestic outbuilding within the curtilage of Myrtledene as the rationale for a replacement house. A previous application within the lifetime of the Orkney Local Development Plan has been approved and has delivered a new house to the east of Myrtledene as a domestic curtilage subdivision. Policy 5E(v), The subdivision of a Dwelling House or its residential Curtilage, only provides opportunity for one additional house through the plan period. The proposed development is contrary to Policy 5E(v) of the Orkney Local Development Plan 2017.
- 04. The proposed house site is not situated to minimise negative impacts on the local landscape. The proposed site location has the potential to add to incongruous single-house development in the countryside, with the potential to lead to the suburbanisation of Skiddy Road. Given the location of the development and prominence within the local landscape, the proposed development is considered contrary to Policy 9 'Natural Heritage and Landscape', part G i and ii of the Orkney Local Development Plan 2017.
- 05. The proposed development does not accord with all relevant Development Criteria (DC), as required and as stated with 'Supplementary Guidance: Housing in the Countryside' 2021, specifically in relation to DC2 and DC4 on the basis that 'The proposed site is not located nor situated to fit into the landscape nor does it minimise landscape and visual impacts of the development' and nor does it avoid the suburbanisation of the immediate area.

4. Local Review Procedure

- 4.1. In response to a Notice of Review, "interested parties" are permitted to make a representation to the Local Review Body. "Interested parties" include any party who has made, and not withdrawn, a representation in connection with the application. A representation was received from Development Management and is attached as Appendix 5.

- 4.2. In instances where a representation is received from an “interested party”, the applicant is afforded the opportunity to make comments on any representation received. Comments from the applicant’s agent on the further representation received are attached as Appendix 6 to this report.
- 4.3. The Local Review Body may uphold, reverse or vary the decision of the Appointed Officer. In the event that the decision is reversed, an indication of relevant matters, in respect of potential planning conditions and informatives, are as follows:
- Conditions:
 - Duration of Consent.
 - All matters to be specified, to be subject to further application, including but not limited to siting, design and appearance.
 - Access junction (public road) to include details of surface water drainage.
 - Passing place.
 - Biodiversity.
 - SuDS.
 - Removal of buildings/alteration of domestic curtilage of Myrtledene.
 - Informatives:
 - Compliance with Sections 56 and 95 of the Roads (Scotland) Act 1984.
- 4.4. All conditions should be in accordance with Planning Circular 4/1998 regarding the use of conditions in planning permissions.
- 4.5. If the decision is reversed and the development is approved, it is proposed that powers are delegated to the Head of Corporate Governance, in consultation with the Planning Advisor and the Legal Advisor, to determine the necessary conditions, and informatives, if appropriate, based on the relevant matters, agreed in terms of section 4.3 above.
- 4.6. If the Local Review Body decides that further procedure is required, it may decide to hold a pre-examination meeting to consider what procedures to follow in the review, or to obtain further information by one or more of the following methods:
- By means of written submissions under the procedure set out in Regulation 15 of the Regulations; and/or.
 - By the holding of one or more hearing under the Hearing Session Rules set out in Schedule 1 of the Regulations.

5. Relevant Planning Policy and Guidance

- 5.1. Section 25 of the Act as amended states, “Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise ... to be made in accordance with that plan...”
- 5.2. The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and other supplementary planning advice and guidance can be read on the Council website [here](#). Although the Orkney Local Development Plan is “out-of-date” and has been since April 2022, it is still a significant material consideration when considering planning applications. The primacy of the plan should be maintained until a new plan is adopted. However, the weight to be attached to the Plan will be diminished where policies within the plan are subsequently superseded.
- 5.3. National Planning Framework 4 was approved by Parliament on 11 January 2023 and formally adopted by Scottish Ministers on 13 February 2023. The statutory development plan for Orkney consists of the National Planning Framework and the Orkney Local Development Plan 2017 and its supplementary guidance. In the event of any incompatibility between a provision of National Planning Framework 4 and a provision of the Orkney Local Development Plan 2017, National Planning Framework 4 is to prevail as it was adopted later. It is important to note that National Planning Framework 4 must be read and applied as a whole, and that the intent of each of the 33 policies is set out in National Planning Framework 4 and can be used to guide decision-making.
- 5.4. It is for the Local Review Body to determine which policies are relevant to this application; however the policies listed below were referred to by the Appointed Officer in the Planning Handling Report:
 - National Planning Framework 4:
 - Policy 3 – Biodiversity.
 - Policy 9 – Brownfield, vacant and derelict land and empty building.
 - Policy 17 – Rural homes.
 - Orkney Local Development Plan 2017:
 - The Spatial Strategy.
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 5 – Housing.
 - Policy 14 – Transport Travel and Road Network Infrastructure.

- Supplementary Guidance:
 - Housing in the Countryside (March 2017).
- Development Management Guidance:
 - Housing in the Countryside (2024).

For Further Information please contact:

Gavin Barr, Planning Advisor to the Local Review Body, extension 2530, Email: gavin.barr@orkney.gov.uk.

Implications of Report

1. **Financial:** All resources associated with supporting the review procedure, mainly in the form of staff time, are contained within existing revenue budgets.
2. **Legal:** The legal implications are set out in the body of the report.
3. **Corporate Governance:** In accordance with the Scheme of Administration, determination of Notices of Review is delegated to the Local Review Body.
4. **Human Resources:** None.
5. **Equalities:** None.
6. **Island Communities Impact:** None.
7. **Links to Council Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:
 - Growing our economy.
 - Strengthening our Communities.
 - Developing our Infrastructure.
 - Transforming our Council.
8. **Links to Local Outcomes Improvement Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:
 - Cost of Living.
 - Sustainable Development.
 - Local Equality.
 - Improving Population Health.
9. **Environmental and Climate Risk:** None.
10. **Risk:** None.
11. **Procurement:** None.
12. **Health and Safety:** None.
13. **Property and Assets:** None.
14. **Information Technology:** None.
15. **Cost of Living:** None.

List of Background Papers

Orkney Local Development Plan 2017, available [here](#).

National Planning Framework 4, available [here](#).

Planning Circular 4/1998, available [here](#).

Appendices

Appendix 1 – Notice of Review (pages 1 – 45).

Appendix 2 – Planning Handling Report (pages 46 – 54).

Appendix 3 – Planning Services File (pages 55 – 147).

Appendix 4 – Decision Notice and Reasons for Refusal (pages 148 – 151).

Appendix 5 – Representation from Interested Party [Development Management] (pages 152 – 154).

Appendix 6 – Response from Applicant’s Agent to Representation from Interested Party (pages 155 – 160).

Pages 1 to 151 can be viewed [here](#), clicking on “Accept and Search” and inserting the planning reference “24/485/PIP”.

INFRASTRUCTURE AND ORGANISATIONAL DEVELOPMENT

Director: Lorna Richardson
Council Offices, Kirkwall, Orkney, KW15 1NY

Tel: (01856) 873535 extension 2504
Email: planning@orkney.gov.uk

Website: www.orkney.gov.uk



Planning Application: 24/485/PIP
Proposal: Siting of a house
Location: Myrtledene, Skiddy Road, Rendall.

Notice of Review

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Regulation 10 – Representation as an Interested Party

In relation to the review as presented, the following points are noted:

01. As submitted, it is accepted that National Planning Framework 4 (NPF4) forms part of the statutory development plan and takes primacy in decision-making. The case is presented whereby 'Policy 17 (Rural Homes) provides clear support for new homes in rural areas where development is 'suitably scaled, sited and designed, and in particular where it involves the reuse of brownfield land.'

As stated within the delegated report, the Orkney Local Development Plan 2017, together with Supplementary Guidance: Housing in the Countryside, form part of the statutory Local Development Plan and provide a locally tailored framework for assessing rural housing. These policies remain material and cannot be set aside.

Furthermore, Development Management Guidance (2025) considers Policy 17 'Rural homes' of NPF4 compared with the Orkney Local Development Plan 2017. The conclusion is clear; 'Given the extensive overlap and the policy hooks in NPF4 Rural Homes Policy 17 when viewed against OLDP 2017 it is reasonable to continue to use and apply the detailed interpretation of each of the current OLDP housing in the countryside policies using the existing Supplementary Guidance.' The development does not align with any of the Housing in the Countryside provisions of the Orkney Local Development Plan, specifically those within Policy 5E and therefore fail accord with the intent and criteria of Policy 17.

The interpretation of what constitutes 'brownfield' is erroneous in terms of housing in the countryside, and is covered at point 03.

02. A case is presented whereby this is a 'small, established group of houses' and that 'sensitive infill or consolidation of the group' could be achieved. As stated within the delegated report, development has already been achieved within this 'group' of housing per application 24/260/PIP. It is clearly stated within Supplementary Guidance, "this policy provision provides for one additional house through the Plan period". A house site has therefore already been delivered in relation to 'infill' development and as such no opportunity for further infill development exists within this housing group. Further development may lead to suburbanisation of the countryside as stated at pt.3.18 of the Supplementary Guidance: Housing in the Countryside and as such is considered relevant in avoiding inappropriate development to the detriment of the rural landscape or housing group density.

03. 'Brownfield site' is defined at pt. 5.04 of the Supplementary Guidance: Housing in the Countryside. This land does not meet the definition of a brownfield site in accordance with the definition as no evidence of contaminants injurious to human health nor man made features on the site over 2 metres in height. Whilst NPF4 provides further definition of 'brownfield land' the suggestion that a house development would remedy a potential amenity concern when, as noted by the objector to the application and based on satellite imagery over recent years, the accumulation of detritus, old vehicles and boats appears to be a recent phenomenon at the location and is understood to be wholly in the ownership, management and gift

of the developer is at best disingenuous. Such matters should be addressed where necessary by virtue of appropriate enforcement action requiring this site to be cleared and the land in question returned to agricultural use rather than being presented as something that can only be addressed by virtue of house development. This would be a dangerous precedent.

04. It is not under dispute that a new development could achieve appropriate landscaping and boundary treatments. This is a moot point noting matters raised in in 02, above. It is the position that development of this site mindful of previous infill development undertaken by the developer and in accordance with the Supplementary Guidance: Housing in the Countryside that development would be detrimental to the rural character and lead to suburbanisation of the countryside.

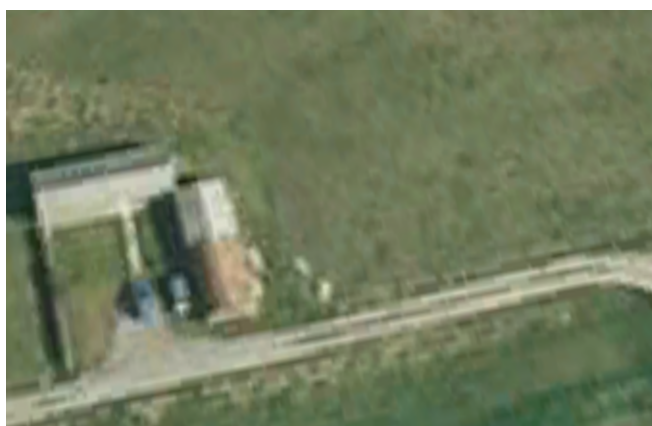
05. The proposed development seeks in part to achieve subdivision of garden ground and reuse of an existing domestic outbuilding and the redevelopment of a yard area. This would be considered as development, in part, subdividing the domestic curtilage of the property. The extent of the property and curtilage relative thereto being previously tested by application 18/507/PIP and the subsequent 20/011/PP. Supplementary Guidance: Housing in the Countryside in consideration of The Subdivision of a Dwelling House or its Residential Curtilage per Policy 5E (v) which states at pt. 3.17 'This policy provision provides for one additional house through the Plan period.'

The provided ariel view of the site as contained within the appellants statement is misleading as it fails to delineate the infill house development site as approved per 24/260/PIP - Siting of a house (in-fill development) and create an access, which was subject to approval dated 29 August 2024.

The proposed development is not supported by either NPF4 nor policies or relevant supplementary relative to the Orkney Local Development Plan 2017. It is also noted and considered within the delegated report that development opportunities to achieve both subdivision of domestic curtilage and infill development have successfully been achieved previously in relation to the property at Myrtledene. Supplementary guidance is clear that there is no further opportunity to utilise these policy provisions.

There is no provision to 'replace' a domestic outbuilding as a redundant non-domestic building, as structures within lawful garden ground do not fall out of use in planning terms, even if in poor condition or not functional on a day-to-day basis.

The misuse and misrepresentation of what constitutes 'brownfield' to achieve a house development would be a dangerous and inappropriate precedent as this matter may be affectively addressed through appropriate enforcement in the interests of both amenity and to safeguard the environment.



Imagery date 05/09/2008.

Google Earth Pro. Image
© 2025 Maxar Technologies.
(Accessed 23 March 2026).



Imagery date 04/11/2024.

Google Earth Pro. Image
© 2025 Maxar Technologies.
(Accessed 23 March 2026).

Unrecorded/unauthorised spread of materials on land cannot be used as the basis of land being accepted as 'brownfield land'.

Summary

- The boundary of Myrtledene was defined in a previous planning application, and the curtilage subdivided.
- That house erected by the subdivision then formed the basis of a housing group and allowed a further house as an infill.
- There is no provision for the property of Myrtledene to provide an additional house, which would effectively be one house becoming the basis for four.
- The building proposed to be replaced, irrespective of condition, is a domestic outbuilding – there is no provision to use poor condition garden sheds, greenhouses, etc. as the basis of a ‘replacement house’.
- The land is not ‘brownfield land’ as relevant for the purposes of the housing in the countryside policy provision and has relatively recently been made to an untidy condition. There is no provision for someone to spread materials on land (without permissions) and use that as the basis of creating a house site.
- The proposal is: not subdivision (already exhausted); not infill (already exhausted); not replacement of a redundant non-domestic building (it is in domestic use, albeit poor condition); and is not brownfield land (as defined in Supplementary Guidance).
- The refusal is not a ‘block’ or a ‘barrier’ to appropriate development; is application of adopted policy including adopted interpretation of NPF4 following previous delivery of housing sites in association with the house.

Development Management

23 March 2026

72 New Wynd | Montrose |

Angus | DD10 8RF

Tel | 01674 672064

Email | info@crawfordarchitecture.co.uk

Web | www.crawfordarchitecture.co.uk

Council Offices

Kirkwall

Orkney

KW15 1NY

30.03.2026

FAO: Lorna Richardson

Response Regulation 10 – Representation as an Interested Party

Application Ref: 24/485/PIP

Site: Land East of Myrtledene, Rendall, Orkney

This statement is submitted in response to the Planning Authority's Regulation 10 representation dated 23 March 2026.

The purpose of this response is to clarify the correct policy position, address matters raised by the Planning Authority, and demonstrate that the proposal accords with the Development Plan when properly interpreted.

Status of NPF4 and Role of Supplementary Guidance

It is accepted that both National Planning Framework 4 (NPF4) and the Orkney Local Development Plan 2017 (OLDP) form part of the statutory development plan.

However, NPF4 represents the most recent statement of national planning policy and carries full statutory weight. Where tensions arise between NPF4 and older local policy frameworks or supplementary guidance, decision-making must give appropriate weight to the most up-to-date policy direction.

Supplementary Guidance remains a material consideration, but it cannot be applied in a manner that restricts or undermines the intent of NPF4. In this case, the Planning Authority's reliance on Supplementary Guidance to narrow the interpretation of rural housing policy is not aligned with the broader and more enabling approach set out in NPF4 Policy 17.

Principle of Development – Correct Policy Basis

The Planning Authority has assessed the proposal under Policy 5E(v) (subdivision and infill), concluding that development opportunities have been exhausted.

This is not the correct policy basis for the proposal.

The application has been advanced under:

- Policy 5E(iii): Replacement of an existing structure
- Policy 5E(iv): Reuse of brownfield land

These provisions are materially different from Policy 5E(v) and do not impose any numerical restriction on development.

The proposal does not constitute subdivision or infill in the manner envisaged by Policy 5E(v). Instead, it represents the redevelopment of previously developed land associated with an existing structure.

Accordingly, the reliance on Policy 5E(v) is misplaced.

Definition and Application of Brownfield Land

The Planning Authority has applied a restrictive definition of brownfield land based on Supplementary Guidance.

NPF4 defines brownfield land as:

"Land which has previously been developed."

This definition is broad and clearly includes land containing structures and associated yard areas.

The appeal site comprises:

- A semi-derelict building
- An established yard/storage area

Both elements confirm that the site is previously developed land.

The suggestion that brownfield status requires contamination or specific structural thresholds is not supported by NPF4 and represents an outdated interpretation.

Domestic Outbuilding and Replacement

The Planning Authority asserts that there is no provision to replace a domestic outbuilding with a dwelling.

However, neither NPF4 Policy 17 nor Policy 5E(iii) or (iv) impose restrictions based on whether a structure is domestic or non-domestic.

The key consideration is whether the site is previously developed and suitable for redevelopment.

The proposal involves the removal of an existing structure and the reuse of developed land, resulting in a net environmental improvement. These outcomes are consistent with national policy objectives.

Landscape and Settlement Pattern

The site forms part of a small, established rural grouping which has been reinforced by recent planning approvals.

The proposal represents a modest and logical consolidation of this group and does not constitute sporadic or isolated development.

The scale and siting of the proposed dwelling, together with future landscaping, will ensure integration with the surrounding rural character.

The assertion that the development would lead to suburbanisation is not supported by the nature or scale of the proposal.

Precedent

The Planning Authority raises concerns regarding precedent.

Precedent is not a determining planning consideration. Each application must be assessed on its own merits against the development plan and material considerations.

Planning Balance

The proposal delivers a number of clear planning benefits:

- Reuse of previously developed land
- Removal of a semi-derelict structure
- Environmental and visual enhancement
- Delivery of a high-quality, accessible home
- Support for rural sustainability and family needs

When assessed against the Development Plan as a whole, and with appropriate weight given to NPF4, the proposal is policy compliant.

Supporting Case Law and Policy Weighting

In considering the relative weight to be applied to National Planning Framework 4 (NPF4) and older local policy and guidance, it is important to recognise established principles from Scottish planning case law.

It is well established that:

- The Development Plan must be read as a whole, but more recent policy carries significant weight where there is tension or inconsistency.
- Supplementary Guidance cannot introduce policy tests or restrictions that are not clearly founded in the parent Development Plan.

Relevant decisions have confirmed that:

- Decision-makers must not apply overly restrictive interpretations of policy where this would undermine the intent of national policy.
- The purpose and objectives of national policy should guide interpretation of local provisions.

In this case, the Council's reliance on Supplementary Guidance to narrow the definition of brownfield land and restrict rural housing opportunities conflicts with the clear intent of NPF4 to support:

- Reuse of previously developed land
- Rural revitalisation
- Delivery of sustainable homes in appropriate rural locations

As such, greater weight should be afforded to NPF4 Policy 17 and associated policies.

Decision-Making Framework – Local Review Body Approach

For clarity, the proposal can be assessed using a structured planning balance consistent with Local Review Body decision-making practice:

Step 1 – Identify Relevant Policies

- NPF4 Policies: 1, 3, 9, 14, 16, 17
- Orkney LDP 2017: Policies 1, 2, 5E, 9, 13, 14
- Supplementary Guidance: Housing in the Countryside (material consideration only)

Step 2 – Assess Compliance

- The proposal complies with NPF4, particularly Policy 17 (Rural Homes) through reuse of previously developed land.
- The proposal aligns with Policy 5E(iii) and (iv) of the OLDP.
- No significant adverse impacts are identified in relation to landscape, amenity, infrastructure or environment.

Step 3 – Identify Conflict

- The Planning Authority asserts conflict based on Policy 5E(v) and Supplementary Guidance.
- This conflict arises from misclassification of the proposal rather than an inherent policy breach.

Step 4 – Weigh Material Considerations

Material considerations weigh strongly in favour of the proposal:

- National policy support (NPF4)
- Brownfield reuse
- Removal of a semi-derelict structure
- Environmental and visual enhancement
- Delivery of an accessible rural home supporting family needs

Step 5 – Planning Balance

When the Development Plan is read as a whole and appropriate weight is given to NPF4, the proposal:

- Is policy compliant

- Delivers clear planning benefits
- Does not result in unacceptable harm

Conclusion

The Planning Authority's position relies on:

- Incorrect application of Policy 5E(v)
- An overly restrictive interpretation of brownfield land
- Disproportionate reliance on Supplementary Guidance

The proposal represents a modest, policy-compliant form of rural development that:

- Reuses previously developed land
- Enhances the visual and environmental quality of the site
- Supports sustainable rural living

The reasons for refusal are founded on an incorrect interpretation of policy and an over-reliance on Supplementary Guidance.

When assessed correctly, the proposal accords with the Development Plan and national policy.

The Local Review Body is therefore respectfully requested to uphold the appeal and grant planning permission.

Yours faithfully,

Kat Reid

On behalf of Crawford Architecture

APPENDIX – POINT-BY-POINT REBUTTAL TABLE

Council Claim	Response	Key Policy Position
Supplementary Guidance should be used to interpret NPF4	SG is a material consideration but cannot override or narrow NPF4 policy intent	NPF4 carries full statutory weight
Proposal fails Policy 5E	Incorrect policy applied; proposal falls under 5E(iii) and (iv), not 5E(v)	No cap applies to (iii) or (iv)
Infill opportunity already used	Proposal is not infill; it is redevelopment of brownfield land	Misclassification of development
Site is not brownfield	NPF4 defines brownfield as previously developed land; site clearly qualifies	National definition takes precedence
Domestic outbuilding cannot justify a house	No policy restriction exists distinguishing domestic vs non-domestic structures	NPF4 Policy 17 supports reuse
Development would set a dangerous precedent	Precedent is not a valid planning reason	Each case assessed on its merits
Development would suburbanise countryside	Proposal is modest, within an existing cluster, and landscaped	Complies with design and rural character principles