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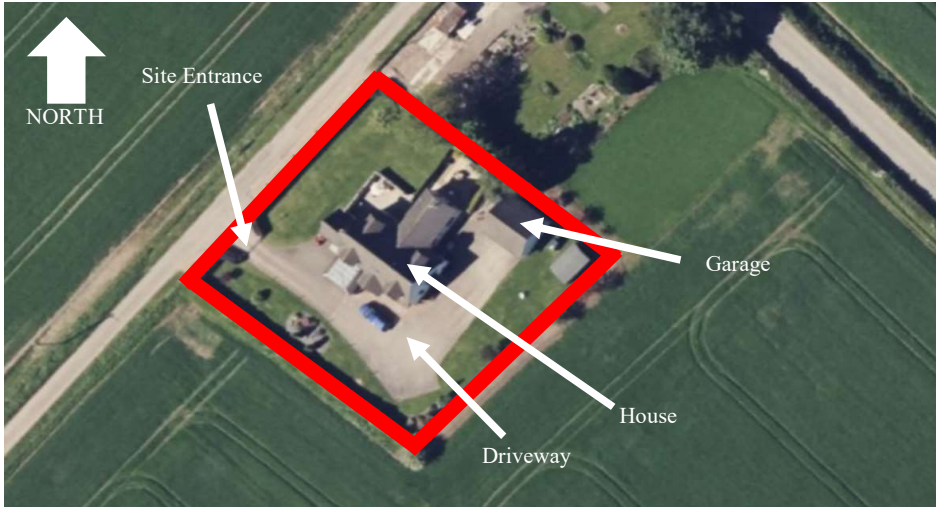
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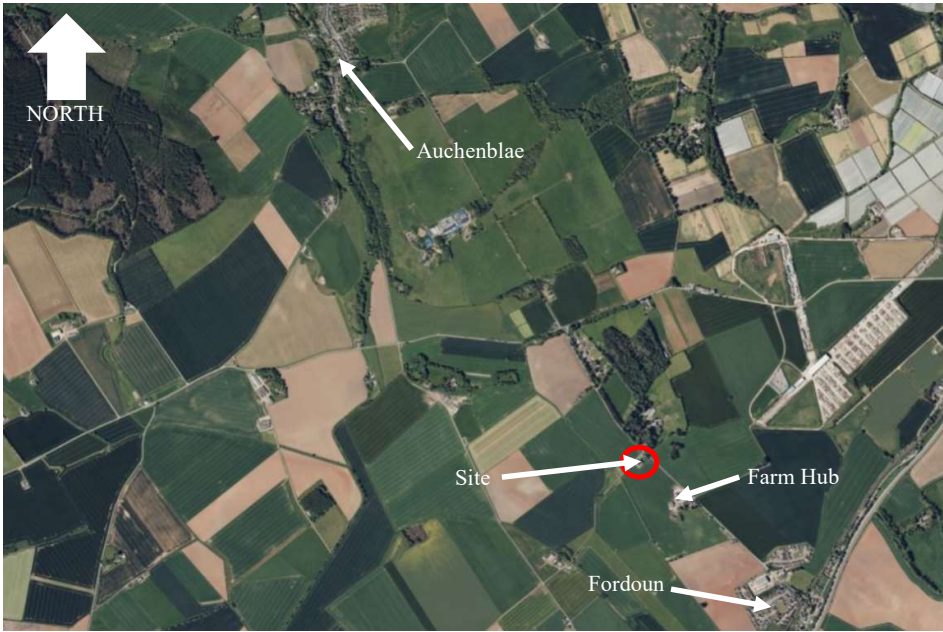
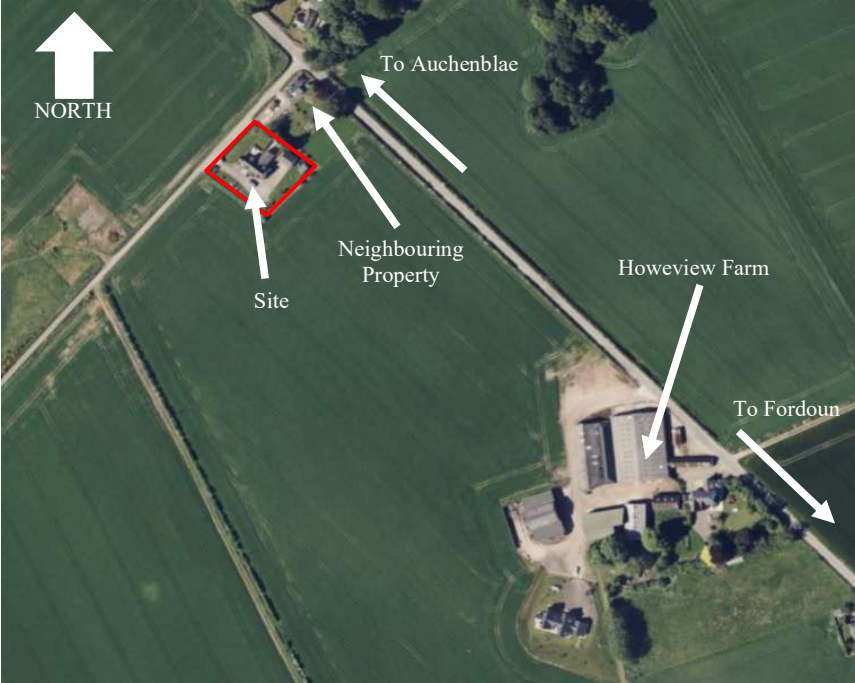
Removal of Agricultural Tie on house at Howevier,
Howevier Farm, Pittengardner, Fordoun

Site Analysis and Background

Located north-west of the Howevier Farm hub, the site is within the Aberdeenshire countryside. Sitting around ½ a mile north-west of Fordoun and approximately a 2-mile drive south-east of Auchenblae. Situated around a 3-mile drive from the A90, the dual carriageway provides access to both Aberdeen and Dundee.

The farmhouse was initially constructed after obtaining planning approval in 2005 (Ref: APP/2005/3424). The site is currently home to a domestic house nestled into a plot area of around 1800mm, this has agricultural ties to Howevier Farm. The site is entered via an opening upon the north-western boundary. This leads to a large driveway which wraps around the south-west and south-eastern of the property. A privately owned cottage sits between the site and the road junction which takes traffic to either Fordoun or Auchenblae. Neighbouring buildings to the south-west are around 500m away, these are also owned by other parties. The properties located to the south-east is the Howevier farm and associated buildings. Agricultural field bounds the site on the south-eastern and south-western side, this is owned by the applicant.







Site Photographs



Site entrance



View of the house from the west



View of the house from the North



South Elevation



South-West Elevation



Proposals

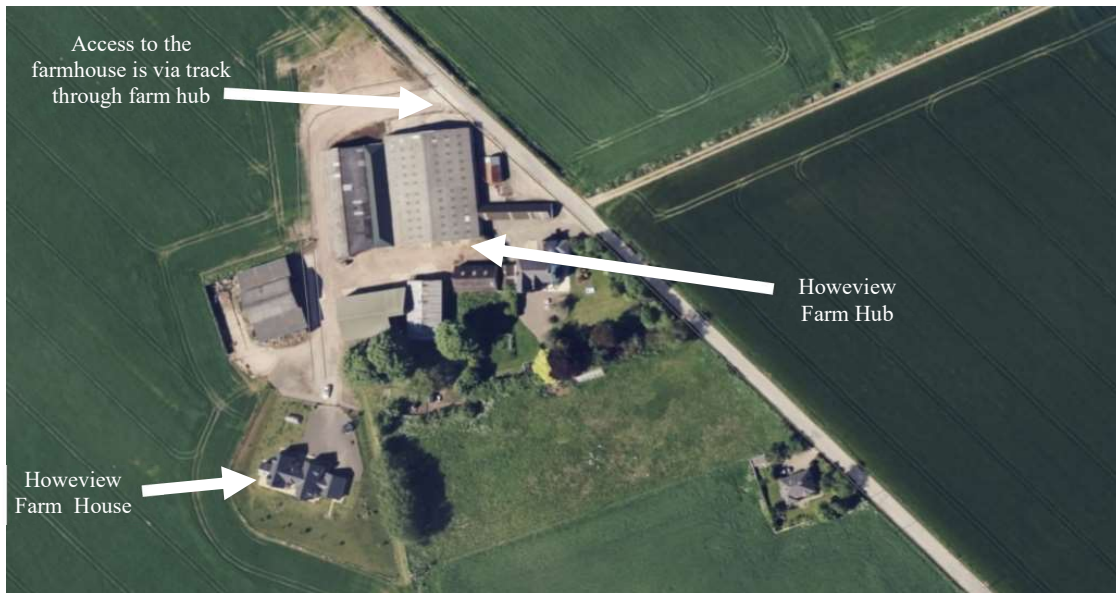
This proposal is to remove the agricultural tie attached to the house in question. The tie links the house to Howeview Farm, which is located around 500m away.

As mentioned above, the property was erected following its planning approval in 2004. (Ref: APP/2004/0898) The property was then extended in 2013 (Ref: APP/2013/2697) and then marginally extended once again in 2021 (Ref: APP/2021/1298) to allow the

client to utilize the ground floor bedroom as the master suite.

This application is to remove the agricultural tie from the property. The clients are reaching an age of completely retiring from the farm and stepping away and their property is much larger than the two residents require. The clients would like to have the tie removed so that they have the option to decide to downsize if they wish to do so in the future as without the tie being removed the farm would need to fund any further purchase of a smaller home.

The property although linked to the farm is not utilised as the main farmhouse. A new farmhouse was built at Howeview Farm under ref: APP/2012/3208 – this marked the start of the transition of our client retiring from running the farm and his daughter stepping in to take over the day to day duties. The daughter's house is located much closer to the farm hub than our clients home and used by the person in charge of the farm as a result this property poses as the main farmhouse for Howeview Farm.



Conclusion

We are of the opinion that it is reasonable to request that the agricultural tie upon our client's home should be removed. Following its approval in 2004, our clients have stayed in the property since its completion, however a new farmhouse was constructed for the farms successor as our client was not yet ready to fully retire and move away from the farm, this also enabled our client to be on hand to advise and help their successor. Our client is now of an age that they wish to step away from the farm. They would like to have the opportunity to sell their home to fund their smaller property, and we feel this is justified. We hope you agree with our proposal and look favourably upon this application.