

REASONS FOR REFUSAL

- Reason 1 The proposed development on account of its siting on a raised grassy knoll in an area of largely undeveloped undulating and low lying machair would be likely to compromise the integrity of the machair landscape character type directly and views of the wider machair (which was designated as a good example of the machair feature by the Tràigh na Berie Special Area of Conservation); and would therefore be contrary to Policies DS1 (Settlement Strategy – Outwith Settlement), PD1 (Placemaking and Design), and NBH1 (Landscaping) of the Outer Hebrides Local Development Plan 2018, and Policies 4 (Natural Places), 16 (Quality Housing) and 17 (Rural Housing) of National Planning Framework 4.
- Reason 2 If consented, the proposed development could introduce an undesirable precedent for further built development on this largely undeveloped area of machair potentially resulting in significantly adverse cumulative landscape and visual impacts and significant adverse effects on the integrity of machair, the feature of the Tràigh na Berie Special Area of Conservation.