



Supporting Statement

11 Scotsmill View
Blackburn
AB21 0FZ
JWD 2304

Introduction

This supporting statement is being written in accordance with the Aberdeenshire Council's current Local Development Plan (ALDP) policies in support of the proposals at 11 Scotsmill View, Blackburn.

Previous application APP/2020/1472 was withdrawn further to receiving an objection regarding the scale of the previous proposed garage.

Proposals

This new application relates to a new sun lounge extension and detached garage set in the generously sized plot in an established residential area within the Blackburn settlement area.

It is proposed to erect a single storey rectangular-shaped sun lounge extension on the north (rear) elevation of the house. The extension would be finished with modern versions of the materials on the house - glazing, off-white smooth render and dark grey metal sheeting is proposed match the colours on the house.

For the garage, we have reduced the overall mass of the previous proposal and have designed a smaller scale version in order to be more sensitive to the neighbouring properties. Again, the materials proposed are a modern version of the house. The walls will be finished with off-white smooth render and the roof will be clad with metal standing seam cladding, colour to match existing roof. We have proposed these modern, more high quality materials to lift the visual appearance of the proposal.

The garage has been reduced in size to a single storey garage and workshop for our clients enjoyment. This has significantly reduced the height of the garage and we have further reduced any negative overshadowing by splitting the roof into an apex on one half and a flat roof on the other.

The garage is positioned to the south of the site and sits approximately 0.8m below the ground level of the existing property on the south (No. 9). As shown on drawing no. 2304-910, the rear boundary between the proposed garage and No. 9 is bounded with a tall timber fence.

Policy P3: Infill and householder developments within settlements (including home and work proposals).

In this policy, a house extension or an ancillary development associated with an existing house will be acceptable providing it respects both the character of the area and the design and scale of the house and does not significantly reduce the amenity of neighbouring residents.

The proposed sun lounge extension is sensitive to the neighbouring residents. It is located to the north (rear) of the existing house and is not prominent among the surrounding area. The tall timber screening fencing enclosing the garden would prevent any undue loss of privacy to the neighbouring properties from the proposed ground floor windows in the extension.

The garage does not overlook any neighbouring properties. There are no windows proposed on the south elevation and there is a 1.8m high timber fence which will screen the majority of the garage elevation from the neighbours at No. 9. The accompanying shadow analysis also shows there would be no undue loss of daylighting to the neighbouring properties as a result of the proposed development.

Conclusion

In conclusion, the proposed development complies with the relevant policy of the current ALDP for the following reasons:

- The proposals are in keeping with the scale, character and appearance of the existing house and the proposed materials would match those used on the existing house,
- The proposals would not adversely affect the amenity of the neighbouring properties or the surrounding area,
- The proposals do not contribute to any loss of daylight or overshadowing on the existing properties to a great degree.

Yours sincerely

John Wink Design

