

**PLANNING APPLICATION – EXTENSIONS TO EXISTING DWELLING, HEAT PUMP INSTALLATION  
ERECTION OF CAR-PORT AND RESIDENTIAL/ HOME OFFICE FIT OUT OF EXISTING BUILDING  
at  
TRAIGH MHOR, DRUMMYGAR, CARMYLIE, ANGUS, DD11 2RA**

DESIGN AND ACCESS STATEMENT

MARCH 2021

424-DESIGN STATEMENT

**REASON FOR APPLICATION**

The applicant is looking to gain approval for the following works;

- a) Erection of utility room/pantry extension to north elevation of existing dwelling;
- b) Erection of new entry porch to south elevation of existing dwelling;
- c) Erection of timber framed and timber clad car-port structure to south-east of existing dwelling; and
- d) Alterations and re-fitting of existing building to south of existing dwelling to form a home office/residential annexe space with attached external dog run on the site.

The extensions along with other internal alterations will improve the function of the existing dwelling; the car-port is required to provide covered storage for applicant's domestic vehicles and garden equipment; the home office/residential annexe makes functional use of an otherwise under-used existing structure for the benefit of the occupiers of the dwelling and any family visitors.

**PLANNING HISTORY**

An application for alterations and extension to building 08/00049/FUL was approved on 04 March 2008.  
No other planning history information is stated on the Angus Council Public Access system.

**DESIGN PROPOSALS**

The proposals seek to add-on modest north and south extensions to the existing dwelling with the same profile and roof shape as the existing single storey cottage, materials to be used either match the existing house or are otherwise locally sourced vertical timber wall cladding.

North extension will extrude the existing gable out to provide a utility room and pantry with a new doorway to the garden, new north facing windows and velux rooflights are to be installed in this new extension; the exiting rear kitchen door is to be amended to a window, with an existing kitchen window on the east side being amended to French windows.

The south extension is to be a new entrance porch with sliding & swing doors to both east and south elevations to existing entrance pathways and an enlarged terrace; small windows on the west elevation and rooflights will complete this porch over the existing main house entrance door.

Various other internal alterations as illustrated in the drawings are to accompany these changes.

The proposed new car port is required to accommodate two private cars and a campervan owned by the applicant; the structure will be enclosed with vertical timber cladding to the north and eastern boundary, with a predominately open south and west sides to provide access for vehicles. The monopitch roof finish is to be profiled bituminous/metal sheeting or single ply roofing membrane, with upvc gutters and downpipes. A stonework base course will be formed around the car-port floor slab.

The car-port structure will be located a minimum of 530mm from the centreline of the existing dry-stone boundary wall.

An existing rendered concrete blockwork building with profiled metal roof and wood burning stove exists on the southern boundary of the site; it is proposed to fit-out this building to provide the applicant with a home office space/residential annexe.

The works would involve the formation of new slot windows in the south elevation of the existing building, creation of a new French window in the western elevation and the revision of the existing doorway to the driveway to a window. The works will also involve the construction of an external dog-run with wire-mesh roof and a new access door to this space on the north side of the building.

cont'd.....

....cont'd

## DESIGN PROPOSALS (cont'd)

The new space will be lined and insulated inside the existing external walls and have a new shower room and small galley kitchen to serve the otherwise open plan home office space.

The building will be connected to the existing pathways serving the house with a small paved terrace outside the new French windows on the west elevation.

The building will be connected to the existing house water supply and into the existing private foul drainage system, heating will be by way of an electric infrared panel heating system with an electric shower and hot water supply system.

The applicant seeks approval for a new air source heat pump installation to supplement/replace the existing oil fire heating system for the main house.

The external heat pump unit is to be located between new and existing kitchen windows on the north-east corner of the man house to provide a more carbon neutral source of hot water/heating to the existing house. Both house and home office will retain existing woodburning stoves as secondary heating systems.

The existing site has a total area of 2878 sq.m.; the new extensions have a total footprint of 29 sq.m. and the car-port a footprint of 81.6 sq.m.

The proposal have negligible impact on the retained overall garden area, with sufficient manoeuvring space retained in the existing driveway to serve the new car-port. The existing site driveway and access is not affected by the proposals.

The applicant also proposes to more fully enclose the site with the option for a 1500mm high screen fence to the inner face of the existing south and west boundary walls, as well as the installation of a new 1200mm high driveway access gate. Ownership of the new home office annexe will rest with that of the main house.

New windows and doors to the new space are to be upvc (as existing) or timber/metal composite (double glazed) units coloured grey or dark brown depending on selected replacement for existing windows in the main house.

The new home office will be fitted-out to exceed the requirements of the current building regulations on ventilation, air tightness and insulation levels.

As the internal main house alterations will involve the removal of one existing bedroom, even with the home office facilities the new works will not increase the occupant capacity of the dwelling for the purposes of foul drainage from the current 6 persons; revised connections to the existing private water treatment system will be installed to serve the new shower room and galley kitchen.

The overall drained roof area of the new structures is some 115 sq.m. in total, as all existing surface water drainage discharges to an existing field drainage system, it is proposed to connect the new works into that same system, with additional inline surface water soakaway capacity as required by Building Control.

The site already has driveway space sufficient for as many as 7 private cars and the campervan; the proposed car-port will have no effect on the overall parking capacity on the site.

The existing house bin store provision will be unaffected by the works with no separate storage requirement being proposed for the home office

The existing main building roof is of natural slate finish, while there will be limited works in the vicinity of the existing eaves/gable for the new additions; an ecological assessment by Isobel Davidson of Countrywise accompanies this application; due to various factors outlined in the report the likelihood of protected species being disturbed by the works is deemed to not require any further investigation or mitigation.

cont'd.....

Gary Sinclair Chartered Architect BSc(Hons), Dip. Arch, MSc (CAAD) ARIAS, RIBA

the studio sanna house low road westmuir DD8 5LN

tel / fax 01575 570977 mob 07762 708864 email [gary@garysinclairarchitecture.com](mailto:gary@garysinclairarchitecture.com)

....cont'd

## SUPPORTING STATEMENT

The majority of the current proposal were submitted to Angus Council as pre-application consultation no. 21/00028/PREAPP, with advice on requirements for application and ecological survey provided by Pauline Chalmers.

The proposals seek to make revisions to the existing building to enhance the functionality of the site as a whole.

The proposals will be predominately located in front of the principal elevation of the main house have been designed to blend in with the form and materials of the existing structures and improve rather than detract from the outlook from the site.

The site is separated from the main access track serving the adjacent farm and surrounding group of dwelling houses by an area of open grassland.

The proposals do not affect the amenity of any neighbouring properties.

The proposed fence and gate works are in keeping with existing boundaries to neighbouring properties.

As the new home office will be retained in the ownership of the existing house, the remaining garden area will be retained otherwise unaltered for the use and enjoyment by all occupants of the application site.

The proposed designs will allow almost full use of the existing dwelling right through the construction phase; with limited affect on the functionality of new spaces only during connection works.

All site works and access for construction can be separated from the pedestrian accesses to the main house through proper site management.

The option to install a new air source heat pump to replace/supplement the main dwelling heating/hot water system will significantly improve energy efficiency and reduce carbon emissions from the complete amended dwelling.

The application proposals use building materials either currently present on the site or from a local sustainable source otherwise used in existing built structures in the local vicinity.

The scheme does not result in over development of the plot and while slightly reducing the total private garden area there is still significant garden area to serve the revised max. 3 bedroom capacity on the site.

Due to the removal of an existing bedroom, there is no net increase in the occupant capacity of the building for the purposes of soil outfall from the site.

The additional surface water run-off from the new works can be accommodated within the confines of the existing garden ground, if deemed appropriate.

The ecological survey prepared by Countrywise, suggests that due to surrounding habitat, building condition and construction and with the presence of previously charred roof timbers in the attic, there is very little likelihood of impact on protected species resulting from the proposed works.

Due to the on-going Covid-19 restrictions, context images of the proposals as well as a range of existing building photographs have been included in the application to assist with determination of the proposals.

cont'd.....

....cont'd

The proposals comply with Policy TC4 Householder / Domestic Development of the Adopted Angus Local Development Plan (ALDP), in that;

- the size and location of proposals does not adversely '*affect the residential amenity enjoyed by the house or surrounding domestic properties*', indeed the amenity of the existing dwelling is enhanced through the appropriate provision of further living space with direct connection to the private garden area without increasing the occupant capacity of the house as a whole;
- the high-quality design of a type already present in the local area, with use of locally sourced natural materials and selected re-use of materials/colours already present in the existing house palette, ensure that the proposal do not '*detrimentally affect the character and/or appearance of the building site or surrounding area*';
- the proposals represent a change from 93% of the site area as garden ground/driveway to 89% ; they demonstrably do not '*result in overdevelopment of the plot or a loss of garden ground, parking or bin storage*'.

## ACCESS STATEMENT

As the building is a domestic dwelling, other than discussions with building owner/user, no specific third party consultation on accessibility has been carried out; however, through design development, the proposed revisions enhance the accessibility and functionality of the existing dwelling for all possible occupants and visitors.