

# Plans Drawn Scotland

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## Planning Design Statement – April 2021

### Erection of a detached dwelling on agricultural land Land Southeast of Chapelton

The proposed site is agricultural land positioned diagonally opposite a group of houses forming the hamlet of Chapelton. The land is bordered to the northwest by the B769 and to the northeast by a minor road which will provide access to the site. The land diagonally opposite to the north has consent for a single dwelling which has not yet been constructed.

North Ayrshire Local Development Plan (LDP2) subject to Strategic Policy 1 (Special Strategy) sets out the limited circumstances in which housing development can favourably be considered in rural areas. Criterion (i) permits the erection of not more than 50% of the total number of existing properties, as of January 2005, to be created with a maximum limit of four properties. One new property has already been consented. This development of a further property therefore meets the requirements of LDP2 .

It is proposed to position the proposal close enough to the group of houses in Chapelton to reinforce the connection with the existing houses and it will appear to be a logical extension of the hamlet. Albeit the proposal is on the other side of the road, I believe this is acceptable as a nearby development was also granted consent across the road from an existing grouping.

A new driveway is to be created from the minor access road. This will permit the requisite visibility and sightlines to meet the requirements of the Roads Department. There is a very limited flow of traffic on this road. A minimum six metre asphalt parking area will be constructed before any site entrance gate to ensure the road is not blocked at any time. This hardstanding will be graded away from the road to prevent any surface water run off on to the road.

The house itself is in a prominent position at the crossroads. The design is an architectural style sympathetic to the type of rural property found in North Ayrshire and will relate visually to the existing grouping. The proportion, massing and orientation of the proposed dwelling is similar to the recently approved dwelling. The roofs are to be slate and wall finishes are wet dash in a pre-coloured render. Windows are of a sash and case appearance of either light grey or off white. It is intended the property will be of a different colour but will compliment the existing properties in the grouping. Final colours will be presented for approval prior to commencement of house building works. The garage is attached to the main property and is single storey. This is of similar overall design and proportion to the property previously consented.

Boundaries to the southwest and southeast are to be planted with hedgerows with native species which is common in rural areas. Some native trees will also be planted to enhance the rural nature of the location and provide some shelter from the prevailing weather, particularly from the southwest. The northwest and northeast boundary are existing mixed hedgerows which will be supplemented with new planting, if required. The driveway is to be asphalt at the entrance leading to a driveway and general parking areas of coloured aggregate. The access path and steps are to be stone slabs.

Drainage is to be via a septic tank with a soakaway and surface water drainage will be to a separate soakaway and thereby meet all building standards and SEPA requirements.

The property will have photovoltaic roof panels and an air source heat pump to provide renewable energy provision in excess of the minimum required under building standards. The garage will have space for bicycles and a power point for recharging electrical vehicles.

I am aware there is soon to be further policy document adopted by the council. I have had the opportunity to study the draft version of this and it is my opinion that the design and position of the proposal will also meet the criteria outlined in that policy. However, I am aware the application will need to be considered under the current policy.

Pre-app discussions have been undertaken with the planning officer and I am of the opinion that the proposals meets with the current and future policies and the design is in keeping with local guidance.

Chris Berry  
6 April 2021

