

SUPPORTING STATEMENT AND REPORT

Outline Planning Application

DENSHILL

Tillydown, Marnoch, Huntly

SUPPORTING STATEMENT AND REPORT

Report and statement prepared by: Nelson J Margetson (Building Consultant and Surveyor)
Commissioned by: Duncan J Rust, Easter Knauchland, Rothiemay, By Huntly, AB54 7NT

SUBJECT: ERECTION OF REPLACEMENT DWELLING HOUSE:
Site at Denshill, Tillydown, Marnoch, Huntly.

The aims of this statement are twofold:

Firstly, to reiterate the essential import of the previously approved and lapsed planning application
Ref: APP/2015/2177, and

Secondly, to demonstrate that since the 2015 approval for planning in principle, no material change has occurred on the site of the proposed development, or on the surrounding land.

The purpose of this REPORT is to affirm that there has been '**No Change**' to any material factors presented for approval at the time the 2015 proposal was approved, and to conclude the report with a **STATEMENT** confirming any changes which may be found during the survey.

The report and statement are required by Mr Rust because the first approval, granted in 2015 for planning permission in principle, was allowed to lapse. That being so, it is now required that a new application form be submitted along with up to date supporting plans, maps, photographs, and documentation.

Included by Mr Duncan Rust in his new planning application, in addition to my survey report, there will be the original reports, statements, maps and images commissioned and used by him in the approved 2015 application. These will be used again in the event that no material changes have occurred on or around the proposed development site.

This report and statement is an up to date document based on an up to date survey in support of Mr Rust's new planning application. It contains statements and photographic evidence contained in field notes and photographs taken during a walking land survey, and a building survey.

Notes and photographs of every material thing which may have changed, or had the potential for change since 2015 have been recorded and summarised in the report. The objective of the report is to bring to light any material changes which may have occurred which may influence the present planning application.

At the end of the report a conclusion is offered based on the observations made during the survey. The observations are simple visual observations of apparent topographical features on the ground today as compared to the written and photographic records provided in the previous planning application Ref: **APP/2015/ 2177**.

DESCRIPTION OF SITE AND SURROUNDINGS

The site is in an elevated position about a third of the way up the side of a hill. Below the site the land falls off at a steeper slope than the land above the site. The fields which enclose the site are themselves enclosed above and partially enclosed on two sides by mature stands of trees.

The trees which make up the skyline close to, and covering, the crest of the hill, are dense in appearance and mostly coniferous. The trees surrounding the fields below the site and to one side are a mixture of mostly mature broad leafed deciduous and coniferous trees with varying densities of spacing.

The site, which is slightly overgrown with grassy scrub and some gorse bushes, nestles in a slight dip in the hillside obscuring it from view from lower elevations, also the site is obscured from the side from which access is gained.

The site is a very long way beneath the skyline, and buildings upon it may be only barely visible from across the valley with the naked eye. Likewise, buildings on the hillsides on the other side of the valley appear remote and small when viewed from the site.

ASSESSMENT OF VISUAL IMPACT ON THE LANDSCAPE

In all probability, the completed development would go almost un-noticed from almost all vantage points if the colouring and nature of the proposed development were in sympathy and harmony with their surroundings.

Some fields surrounding the site are suitable for grazing, and some for growing crops. The fields are farmed by Duncan J Rust who owns the site and the surrounding fields. The site itself is not suitable for farm machinery because it is bumpy, rocky and contains the old dwelling and outbuilding remnants.

ACCESS TO THE SITE

Access to the site is by means of a farm track currently owned and maintained by Mr Rust. The track will need to be upgraded with hardcore and resurfaced.

ACCESS TO THE PUBLIC ROAD

Access to the public road from the track has good visibility to the left, and to the right, and can easily be made to comply with the standards required by the roads department by provision of suitably constructed splays. Provision will be made for roadside collection of refuse in accordance with regulations.

DRAINAGE TO BE BY SEPTIC TANK AND SOAKAWAY

The survey was carried out over a two day period which coincided with a moderately wet spell of weather lasting several days. However, no water puddles were observed, and no surface run off water was observed on the site. It was assessed that the surface water most likely dissipated through the subsoil towards the lower area to the east. Given that the previous percolation tests were satisfactory it would appear that the same data applies and remains valid to this day.

Further to the above, no evidence of any alteration of ground levels, or of ditch creation, or ditch blocking could be found.

As far as could be seen by visual inspection, there has been no alteration whatsoever to ground levels or slopes within the site boundaries of the proposed development, and no evidence of any changes on any part the grounds surrounding the development site.

Previous porosity testing, commissioned by Mr Rust, indicated that a septic tank and soak away could be provided within the red line boundary defining the development site. The walking inspection of the site could not find any evidence to contradict the previous finding of the 2015 approved report.

WATER SUPPLY TO THE PROPOSED DWELLING HOUSE

Water is to be supplied from a currently working well situated higher up the hill above the proposed development. The well is working and appears to be in good repair at ground level. No inspection below ground was performed, and no analysis of the purity water was undertaken.

However, by way of confirming that the supply is usable, the water from the well is shared by the proposed development, and an additional existing dwelling further down the hill. The down hill dwelling continues to be serviced from the jointly shared well to this day. Mr Rust confirms that the well provides a supply of water to both dwellings.

STATEMENT IN SUPPORT OF APPROVAL FOR THE PROPOSED DEVELOPMENT

In terms of all the conditions on the ground on and around the site of the proposed development remaining unchanged since the previous lapsed approval was granted in 2015, I believe there have been no material changes whatsoever. To the best of my knowledge and belief the site of the proposed development remains exactly as it was in 2015.

Therefore, I believe that this application for outline planning approval may be looked upon favourably recognising that reserved matters must be complied with.

Nelson J Margetson (*Surveyor*)

PHOTOGRAPHS SHOWING VIEWS IN AND AROUND THE PROPOSED DEVELOPMENT SITE WITH DESCRIPTION AND COMMENT.

Camera shots numbered 1 to 24

(Note: Photography commenced 01/05/21 at 18.23pm. GPS co ordinates of camera for shot No. 1 were 57:32:16 north, 2:42:19 west. The direction of the first camera shot was compass bearing 44 Degrees North East.)

1). Towards NE. Proposed development site showing derelict old cottage to wall head level, with one remaining gable, also the remains of the old crumbled out building.



2). Towards NE. As above.



3). Towards NE. As above.



4). Towards NW. Emphasising the shallow hollow containing the proposed development site.



5). Towards NW. As above, showing an electricity pole to provide electrical service to the site.



6). Towards W. From within the hollow dip of the proposed development site showing uphill elevation toward skyline forest.



7). Towards NW. Showing the old cottage below the skyline / tree line.



8). Towards NW. Longer shot of the cottage indicating that the development area is obscured by hillside and trees to the left.



9). Towards S. Showing cottage in hollow, and remnants of the old outbuilding plus an electricity pole near the development boundary line.



10). Towards S. Ruined outbuilding in foreground, with cottage and electricity pole close.



11). Internal photo showing fireplace, with two open and one bricked up window plus chimney stack and remnants of corrugated iron roof.



12). Same as 11 above, but showing one more window to left and collapsed entrance doorway to the right.



13). Towards S. Rough survey estimating fall in ground level from rim of hollow to ground level within the old out building.



14). Towards SE. Long shot showing proposed development site in landscape.



15). Towards S. Across valley showing proposed development site in hollow and drop in ground level from hollow rim to lower levels.



16). Towards SE showing view across valley. A large complex of farm buildings can be seen, but houses across the valley are barely visible to the naked eye. The same applies in reverse. From across the valley the proposed development would be barely visible from approximately half the points of the compass, and totally invisible from approximately half the points of the compass at any distance which is visible to the normal naked eye. Trees and hill humps exclude the development from view except from distant high spots on the other side of the valley.



17). Leftward access to public road.



18). Rightward access to public road.



19). Access track to public road viewed from across the road.



20). View up the access track from near to the public road.



21). View down the access track to the public road.



22). View down the access track towards the public road.



23). View down the access track from near the top nearer to proposed development.



24). Toward S. View of the well, with proposed development site downhill.

