



Planning Statement

In support of application for Planning Permission

for

Erection of Dwellinghouse and garage

at

Old Toll House, Parkhill, Dyce

for

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1. Introduction

1.1 Overview

The Planning Statement is lodged in support of an application for full planning permission for the erection of a single dwellinghouse and garage as a replacement dwellinghouse at Old Toll House, Parkhill, Dyce. The development represents the re-use of a brownfield site. It is considered that the development accords with the policies of the Scottish Government and Aberdeenshire Council.

1.2 The Developer

The applicants are the owners of the site.

2. Site Appraisal

2.1 Site Description

The application site measures 0.22 hectares and comprises the Old Toll House and associated plot of land. There is a distinctive stand of mature trees in the north-east corner of the site. The site is bounded to the north by the B977 Parkhill-Hatton of Fintray road, to the east by the newly aligned A947 Aberdeen-Banff road, to the west by a section of the old A947 road (now a dead end) and to the south by a new build property, called Bungalow. A lightly wooded area lies across the road to the west of the old A947. This last remnant of the old A947 is due to the realignment of roads in this area, brought about by the Aberdeen Western Peripheral road.

Old Toll House has been empty and derelict for a number of years and has become an eyesore in the immediate area. See photo from west below -



2.2 Site Connection

The site is located to the east of the A947 Aberdeen-Banff road, a short distance from the settlement of Dyce.

The site is well served by a number of bus services with stopping points on the A947 Aberdeen-Banff road, including:

35A Aberdeen-Banff

35A Aberdeen-Oldmeldrum

X35 Aberdeen-Elgin

The site is also a short walk/cycle to Dyce, which has frequent rail and bus services to Aberdeen.

2.3 Site Context

The site is located to the north of Dyce, and the River Don. The immediate surrounding area is dominated by a series of road intersections and realigned roads, brought about by the AWPR. The wider surrounding area is predominantly agricultural in nature characterised by farm units and individual houses. Nearby Dyce has a range of facilities including primary school, secondary school, sports and community facilities, health centre and a range of retail facilities.

3. Planning History

The site has not been the subject of any previous planning applications. The proposal was subject to a pre-application Enquiry (ref: ENQ/2019/1281) and the issues raised have been addressed in this submission.

4. Design Process

4.1 Design Brief

The design has developed from the applicant's desire to achieve a modest and sensitively sited and designed property in conjunction with the required parking, access and appropriate areas of garden ground. The development is proposed to replace the derelict property Old Toll House, taking cognisance of the adjoining new build 1 and ½ storey property on its south side.

5. Proposals

5.1 Response to Site and Context

The most important feature in the consideration of the proposal was to ensure that the building reflected the scale and character of properties in the area and respected the pattern of development in the surrounding area. The area is cut-off from other points of reference, but the two nearest properties are the new build 1 and ½ storey property to the south, and across the road to the north, a modern bungalow (The Old Station House). The plot seeks to utilise the containment provided by the existing boundaries, the roads, and the mature trees in the north-east corner of the site.

5.2 Development Proposals

The design proposals aim to give a sense that the development is centred around the shape of the site, and by the screening and containment offered by the planting in the north-east corner, and the orientation of the new house to the south. The triangular area in the north-east corner is shown retained as woodland. Existing trees and bushes along the west boundary, north of the property will be retained to provide screening from the west.

The plot will be accessed from an existing access direct to the B977 Parkhill-Hatton of Fintray road, on its north boundary. This access is already formed, has a tarred layby with good visibility in either direction. This will serve a parking/turning area to the north side of the house, with a detached double garage in the northwest corner of the plot. A second parking area will be formed to the west of the house.

5.3 Accessibility

The site and house construction will comply with all Aberdeenshire Council Roads Construction Consent and Building Standards requirements ensuring the site is accessible to those with impaired mobility.

5.4 Sustainability

The development will be designed with sustainable features at the core of the design and the site will include sustainable urban drainage systems. The applicant is committed to these principles and the house has been designed to secure maximum solar gain, with the incorporation high quality construction methods and use of technology to reduce CO2 emissions.

6. Development Plan Policy

6.1 Scottish Planning Policy

The SPP published June 2014 and recently updated December 2020 provides an overview of the key components and overall aims and principles of the planning system in Scotland. In general terms the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations.

The SPP encourages rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality. It goes on to advise that in the areas of intermediate accessibility and pressure for development, plans should be tailored to local circumstances, seeking to provide a sustainable network of settlements and a range of policies that provide for additional housing requirements, economic development, and the varying proposals that may come forward, while taking account of the overarching objectives and other elements of the plan. Plans should make provision for housing in rural areas in accordance with the spatial strategy, taking account of the different development needs of local communities.

The SPP introduces a presumption in favour of development that contributes to sustainable development and a factor which guides development decision should include:

“making efficient use of existing capacities of land, buildings and infrastructure”

The current development represents efficient and sustainable use of land as a scarce resource as it will result in the use of a brownfield site. The SPP defines brownfield land as

“Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable.”

6.2 Aberdeen City and Shire Strategic Development Plan

The Aberdeen City and Shire Strategic Development Plan was approved on 12 August 2020. All parts of the Strategic Development Plan area are either within a Strategic Growth Area or a Local Growth and Diversification Area. Parkhill lies within a local growth and diversification area.

6.3 Aberdeenshire Local Development Plan 2017

The Aberdeenshire Local Development Plan 2017 is the statutory local development plan, having been adopted as of 17 April 2017.

The following policies are considered relevant to the determination of this application:

Policy R1 Special Rural areas (as the site lies within the Greenbelt, allows for development where

“it is the replacement of a single non vernacular building on the same footprint, and for the same use. The replacement building must be consistent in scale, and no more intrusive than the existing building. In addition, it is generally expected that the new building will demonstrate a significant improvement in design to that of the existing building.”

Response – in this instance, the building on site, Old Toll House, is clearly redundant and has been derelict for a number of years. Canmore mapping describes the site as

“(Location cited as NJ 890 143). New Machar, tollhouse, early 19th century. A single-storey harled rubble building on an L plan, with a rounded end facing the road.”

It is clear from a building inspection that the house was built in 2 stages, the single storey section with rounded end rubble build, with a 20th century block-built extension

added at right angles to create the current L-shaped form, with shed additions. See photo below. The building is in very poor condition, the 20th century addition very poorly built and none of the structure, by virtue of its size and method of construction is incapable of conversion. Hence the replacement house being sought.



Whilst the single storey rubble build element, defined with the two chimneys above, may be a vernacular building, the remainder of the building (slightly more than the same volume again), is 20th century poorly built construction and clearly non-vernacular. This can be seen in the Existing Layout drawing below.

Policy P1 Layout, Siting and Design, requires that development must demonstrate the six qualities of successful places, these being:

- distinctive
- safe and pleasant
- welcoming
- adaptable to future needs
- efficient in terms of resources
- well connected.

Response – the application seeks to develop a replacement house within the confines of the existing plot, with a simple broadly traditional family home, not dissimilar in scale or layout to the new build property directly to its south. The layout is safe and pleasant providing the parking and turning area to the rear of the house, with a large rear garden. In terms of resource efficiency, the development utilises redundant ground, and replaces a derelict building. The property has a west facing elevation to make use of solar gain. The site is well connected to facilities in Dyce and with public transport on the public road to its rear. The property whilst distinctive, references the new build property to its south side.

Policy E1 Natural Heritage states

“We will not allow new development where it may have an adverse effect on a nature conservation site designated for its biodiversity or geodiversity importance.....”

Response – Given the time that the building has been derelict a Bat Survey will accompany the application. The north-east triangular corner of the site, which contains attractive and mature trees will be protected and retained as a landscape feature providing containment and a setting for the new build house.

Policy C1 Using resources in buildings requires that all development must be designed to reduce carbon dioxide emissions beyond the 2007 Building Regulations. Development for human habitation is required to achieve at least a Gold sustainability under Sec. 7 of the Building Standards Technical Handbook.

Response - The applicant is committed to this principle, making best use of solar gain and incorporating high quality construction methods and use of technology to reduce CO2 emissions, and the detail to meet this requirement will be provided through an Energy Statement and Building Warrant stage.

Policy RD1 Providing suitable services, states that new development must provide adequate road, waste management, water and waste water facilities, with connections and treatment as appropriate.

Response - In this instance, access will be taken from the public road to the north of the site, utilising an existing access with lay-by, with good visibility in either direction. Water supply will be from the public main with drainage to an individual septic tank. Full drainage details accompany the application. A refuse/recycling collection point will be provided at the road edge.

Policy RD2 Developers Obligations supports development if the developer makes a reasonable contribution in cash or kind to public facilities and infrastructure to reduce the negative effects of the development.

Response - The applicant accepts this principle and expects to make a financial contribution to such provision, if required.

7. Discussion

The Town and Country Planning (Scotland) Act 1997 as amended requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The current application seeks planning permission for a single house as a replacement house for Old Toll House, Parkhill. The property has sat empty and derelict for many years and its historic context as toll house is now lost. Much of the house is non-vernacular in its construction, poorly built and is incapable of conversion, as a result a replacement house is being sought. There is no detrimental impact on the surrounding area by virtue of loss of daylight/sunlight or loss of privacy. Indeed, with the removal of the existing derelict property the proposal will bring a net environmental improvement and the scheme fully complies with the policies of the Scottish Government and the Development Plan and as such we respectfully submit that the application be APPROVED.

May 2021.