

# SUPPORTING INFORMATION

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**RESIDENTIAL ANNEXE  
SUNNYSIDE FARM  
SANQUHAR  
DG4 6JP**

## **LOCATION**

Sunnyside Farm is located in an elevated and rural setting just over a mile north west of Sanquhar and consists of a farmhouse, mix of modern and traditional outbuildings and camping pods.

The application site is located to the rear and side of the main dwelling house and to the side of the existing agricultural buildings. The area consists of partially grassed area.

Access to the site is taken via shared track which takes direct access from the A76 Trunk road.

The surrounding land is agriculture in the general area with evidence of the former use as coal mining in the locality.

## **HISTORY**

This application is for a variation in design of that approved under 16/P/3/0218.

## **USE OF ANNEXE**

The annexe is required as previously demonstrated in application 16/P/3/0218.

The resident of the annex is Mr Dominic Smith, wife and extended family a total of 5. Mr Smiths parents reside within Sunnyside Farmhouse. The dwelling is not of a size to accommodate the family and due to boundary and access route constraints the main dwelling is unsuitable for further extension or modification.

Mr Smiths other sibling and family also spend several months of the year at Sunnyside when he is home from staying abroad and any free space within the farmhouse is used for this purpose.

In addition to the basic living requirements needed by the Smith family, an on site presence is required by Mr Smith in relation to the management of the camping pods on site. This includes general maintenance, breakdowns, security and general advice to guests in normal and emergency situations.

As upper Nithsdale is a recognised area of social deprivation this presence is essential in providing the link to tourists and the facilities of the local area.

The camping pods bring a welcome boost to the local economies of Dumfries and Galloway. As most guests are short stay, high turnover residents the reliance on local services including shops, eating establishments, tourist attractions is high.

Unlike a conventional granny annex the annex is to be a 'family annexe' that provides accommodation in addition to the main residence. This allows Mr Smiths ageing parents to stay in the farmhouse with the benefit of the extended family living on site. Without this on site assistance the tourist hot spot for upper Nithsdale could not be feasible due to the extensive needs of the visitors.

Mr Smith also runs his 'The Blackface' business specialising in local crafts such as turned wood objects etc. This is also part of the diversification of Sunnyside Farm.

The annexe will always be associated with the use enjoyment and ownership of Sunnyside Farmhouse.

## **DESIGN**

The ridge height of the previously approved annex was 6400mm. The revised ridge height is 4740mm at the highest point on the sloping site and 3709mm at the lowest point. This is a reduction in ridge height of at least 1660mm at the lower end of the slope and 2691mm at the top of the sloping site. The previous approval has not taken any cognisance of the sloping site and would have in reality had a ridge height of 7431mm at the lower end of the slope.

The proposal is a reduction in actual height of 2691mm.

External walls are timber Siberian larch cladding which has a natural grey/brown aged appearance.

Windows and doors anthracite UPVC

Roof covering is metro tiles in brown.

The finishes provide a visual blend between the traditional farmhouse, modern and traditional out buildings and the camping pods on site.

The scale and appearance is modest in proportion to the extensive site. The revised design applied for has less impact on the surroundings and the small front elevation and choice of natural aged cladding has little or no impact from the main A76 trunk road, an improvement on the previous approval.

The annexe shares the access road and extensive parking facilities with the main dwelling, Sunnyside Farm.

The annexe is located within the curtilage of the main dwelling. It is not proposed to have any further demarcation or subdivision of boundaries between the proposal and the dwelling.

The scale and appearance of the building is modest in proportion to the site.

## **CONCLUSION**

We believe that the proposal is an acceptable replacement for the annexe approved under 16/P/3/0218.

The scale, mass and character are well suited to the surroundings.

The annexe brings amenity for the Smith family old and young.

The annexe assists with the regeneration of a socially deprived upper Nithsdale within Dumfries and Galloway.

The proposal in relation to other accepted annexe designs with Dumfries and Galloway past and present is acceptable for the location.