

Design, Access and Supporting Planning Statement for Application for Full Planning Permission for three dwellinghouses at Mains of Glack Farm, Daviot, Aberdeenshire



July 2021

The Site

The site is located to the west of the B9001 Inverurie to Rothienorman road and the former Daviot Hospital within 400m of the Daviot defined settlement boundary. The site itself is approximately 130 metres from the public road, slopes from east to west and is screened by mature tree belts to the north, south and east. The plots are located on low lying land compared to the road providing a natural backdrop.

Full planning permission APP/2015/1021 for the erection of three dwellinghouses at land at Mains of Glack Farm, Daviot, Aberdeenshire, was granted on 19 February 2016. Approval was granted as the proposal was compliant with the Aberdeenshire Local Development Plan 2012 Policy 3 and SG RD1 related to the development of housing in the countryside. At that time, Daviot was an 'identified settlement' where organic growth within 400 metres of the edge of the settlement was permitted. There was capacity available under the policy and the location of the development was acceptable in terms of the policy and guidance governing layout, siting and design. It was noted that the site is located downhill from the public road and screened by mature landscaping to the north, east and west. As the houses were built into the hillside they would not be easily seen. The Committee report notes that while fairly large, they reflect many of the houses built within the former hospital grounds to the east. No specific reference is made to height but the three houses, which were identical, contained one and a half, one and three quarter and two storey elements in their design.

Various documentation was submitted prior to the expiry of the permission to allow the suspensive conditions to be purified and to allow confirmation of a lawful commencement of development on the site. When two subsequent applications (APP/2019/2592 and APP/2019/2954) were made for two single dwellinghouses on the land on which the permission for the three had been granted, the Planning Service noted that "the access to the site has been formed which constitutes a start to works. The necessary conditions attached to that approval have been discharged prior to works and the submission of an initiation of development certificate was received before the expiry of three years from the issuing of approval. Consequently, the Planning Service is satisfied that on the balance of probability, the previous permission is extant in perpetuity". However, it should be noted that, again, the specific design for the houses on these plots was for large, modern dwellinghouses up to one and three quarter storeys in height. These have not been implemented in any way and the new application seeks to revert again to the development of three houses on these site in line with the extant permission on the site.

The vehicular access and pedestrian link remains as approved during the previous application with the Environment Planner satisfied that the removal of any trees was accounted for in the replacement planting. The site entrance from the main road and private road leading to the plots has already been formed following the approval of application APP/2015/1021. The remote footpath will be constructed on the East of the site leading to the existing bus stop and linking into the existing network of public footpaths through the Daviot Estate providing safe foot and cycle routes to the village school all as previously approved.

Design

As this is an application for full planning permission, the layout, siting, design and materials for the development are all included in this application. The house and hardstanding are positioned to the east of the site to maximise the large garden ground to the south-west. Overall the layout, siting and design of the proposed dwellinghouses has greatly taken into account the very leafy nature of the surrounding mature trees and views of Bennachie to the south. The plots are accessed from the new private road, with granite chip driveways adjacent hardstanding, serving the front door. Plot 3 is provided with detached double garage, with plots 1 & 2 provided with integral garages.

In terms of the design, the houses are 2 storey with single storey elements projecting to the south, whilst the original house design approved under the previous application was for a 1 ¾ storey house, a similar ridge height is achieved. The public road sits between 12.15m & 12.95m above the FFL of the houses. The height of the eaves between 4.95m & 5.25m, and ridge heights at 8.1m & 8.5m from external ground level.



Houses set down the hill, looking along frontages.

The floor plans allow for modern, open plan spaces, with the main living accommodation located to maximise on solar gains to the south-west. Picture frame windows capture views to bring the outside in, while doors provide access to the terrace areas and large garden ground. The front entrance is located to address the parking area, with the rear entrances to access the garden space. Living areas provided to ground floor and bedroom accommodation at first floor level.

It is considered that the houses reflect the size of many of the houses built within the former hospital to the east and such the proposed house designs would not be out of place in the countryside.

Materials

A sustainable timber framed construction will be finished in white K-Rend & zira grey granite. The roof elements will be finished with slate. Black or grey PVC & alu-clad windows and doors ensure cohesion with the rural modern aesthetic which is continued in the black UPVC rainwater goods.

All materials chosen are deemed suitable in the rural context, but are to be used in a modern way to compliment the modern design and yet respect the countryside setting. The materials are all of a high standard. The carefully selected simple colour palette and natural materials with the strong modern design will create a design that compliments the local rural surroundings.

The design of the houses for the three plots have been dealt with slightly differently but the use of materials is the same to create a sense of identity between the plots.

Drainage

Drainage as per previously approved designs. This recommends that foul flows from the houses into a treatment plant to a partial soakaway before out-falling to the existing burn located to the south of the site. Similarly the surface water will drain to a soakaway before reaching the burn.

Sustainability

In terms of sustainability the house designs are based on the Fabric First approach rather than a direct use of mechanical and electrical services and renewables. The Fabric First approach has been proven to reduce capital and operation costs, improve energy efficiency and reduce carbon emissions. The need for maintenance over the building's lifespan can also be reduced. Focusing on this approach is often considered more sustainable than relying on energy saving technology or renewable energy. Having high energy efficiency integrated into the building envelope can mean the dwelling occupants have to do less to operate their home. Therefore focus has been placed on the value of the product through maintenance, long term endurance and sustainability of the home and environment. It is noted that maintenance issues and problems with the lifespan of add-on technologies can create problems in the long run.

The proposals are of a high quality design and construction with a highly insulated building fabric, using modern techniques and materials to limit heat loss and maximise energy efficiency to provide low energy bills. The dwellings will be constructed from a thermally efficient timber frame closed panel system or similar. We have ensured that the lighting, windows and doors are energy efficient to reduce the overall energy consumption and CO2 emissions. 100% of lighting is to be low energy. The windows and doors will have low e internal glass, argon filled, double glazing. The most suitable low zero carbon renewable technology that has been chosen to achieve energy savings is the presence of a wood burning stove in the living rooms and PV panels on the roof slopes.

Conclusion

To conclude, while Daviot is no longer included as an identified settlement in the 2017 LDP, the extant permission on the site means that an alternative solution to development would be acceptable. Small scale residential development is considered to be an appropriate use for this site. The proposed dwellinghouses have been designed to reflect and compliment the surrounding countryside with no adverse impact upon amenity. With the site located to the west of the public road it is protected by a large curtilage with no surrounding properties. The development fits in well with the overall character of the sloping site and wider rural context creating a sense of place.