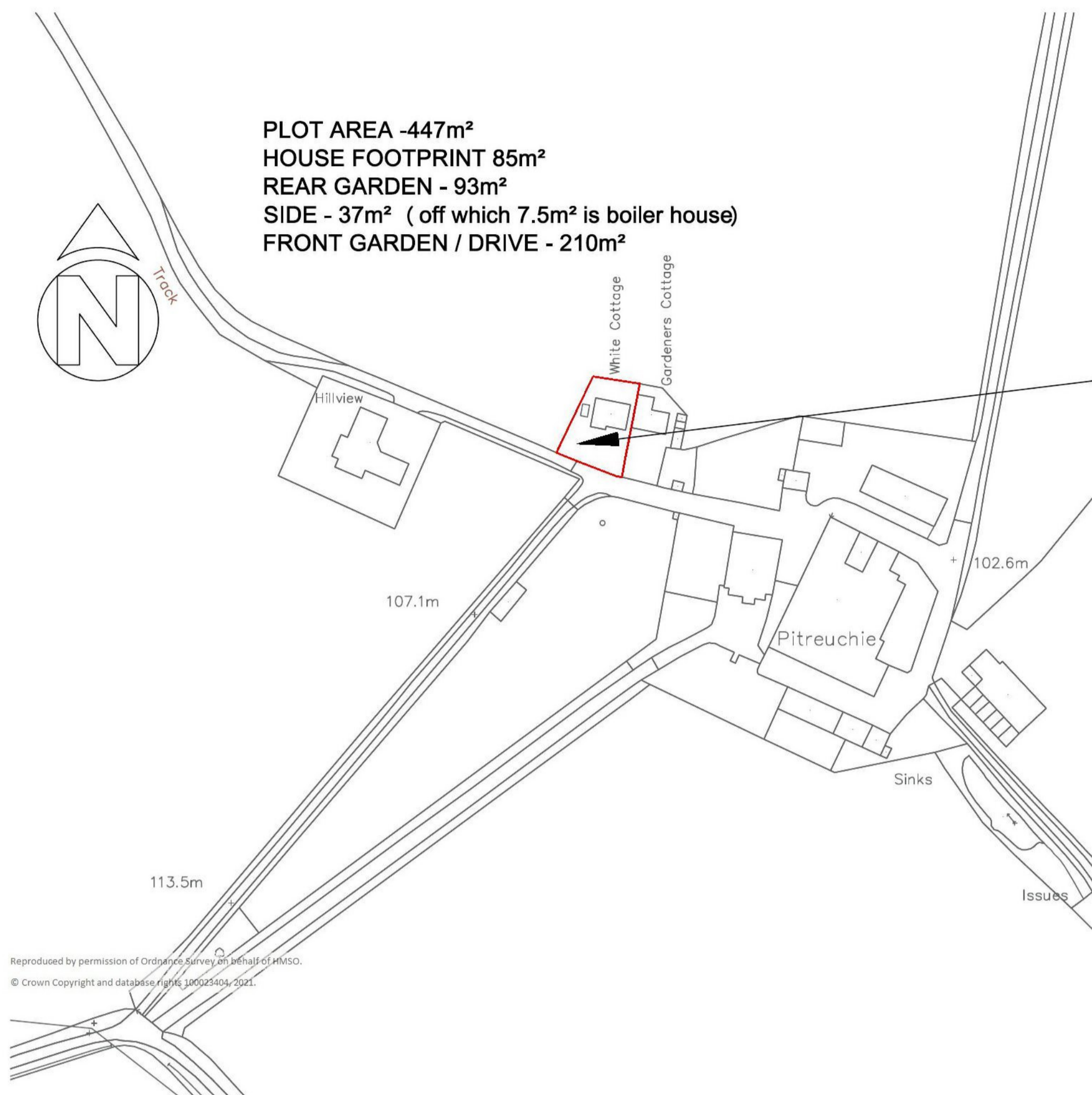
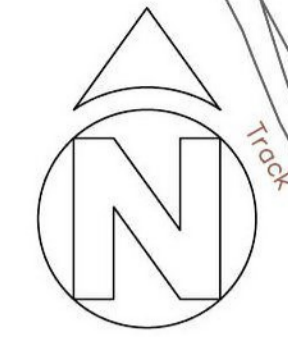
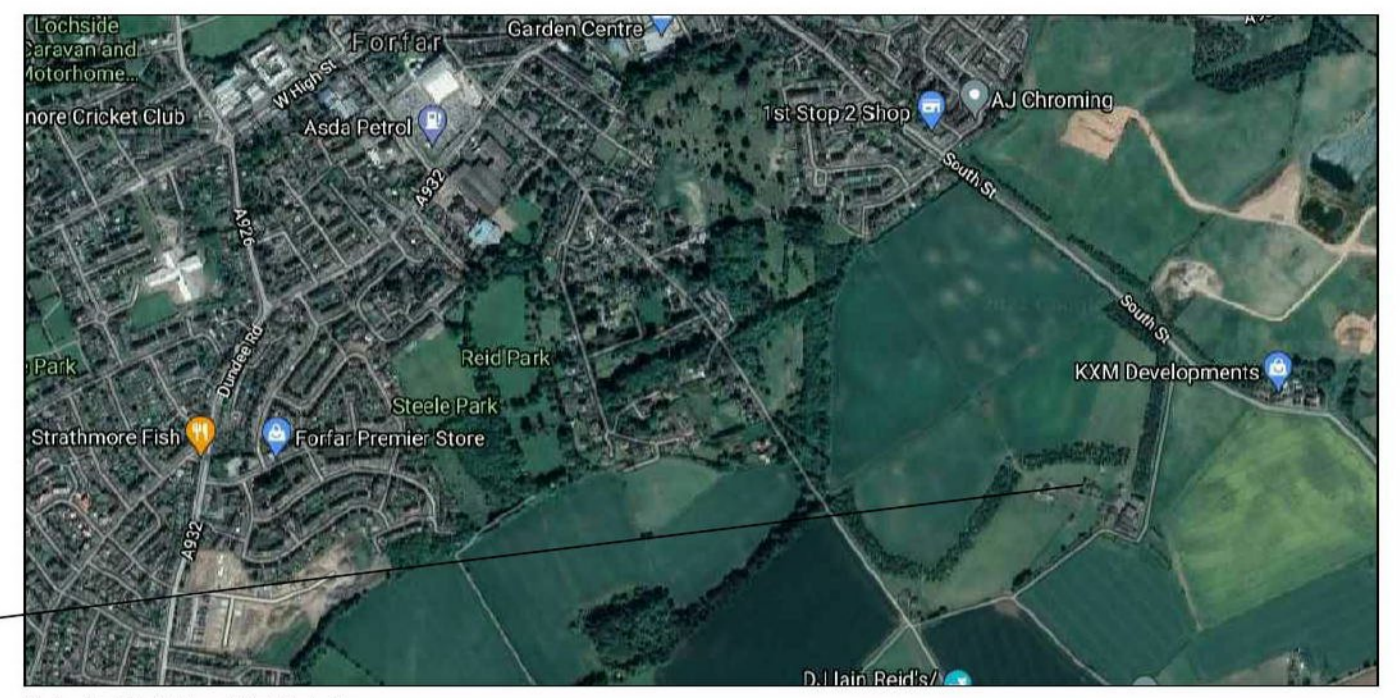


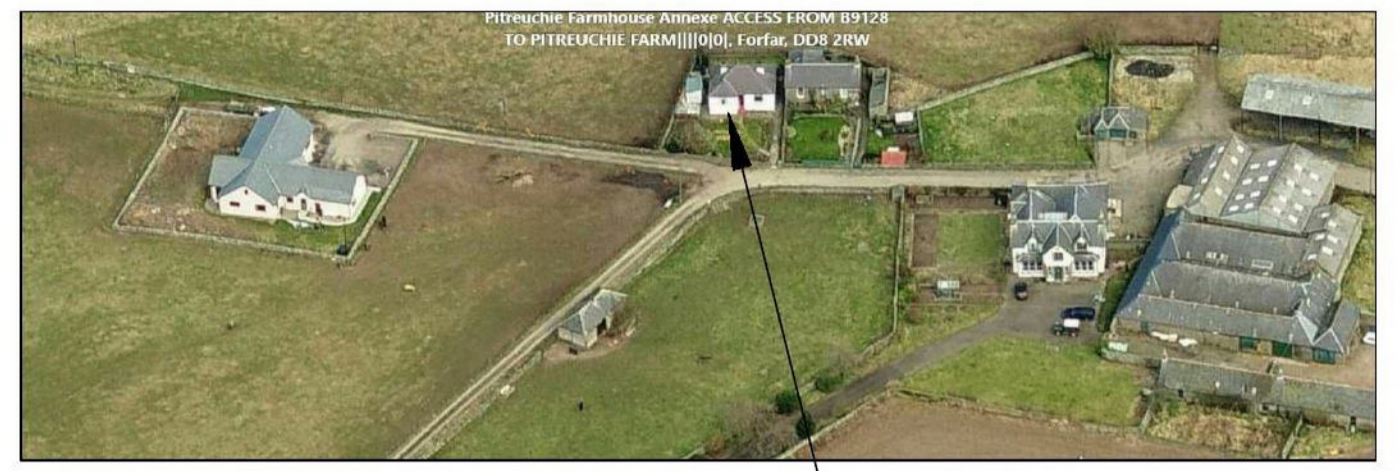
PLOT AREA - 447m²
 HOUSE FOOTPRINT 85m²
 REAR GARDEN - 93m²
 SIDE - 37m² (off which 7.5m² is boiler house)
 FRONT GARDEN / DRIVE - 210m²



LOCATION PLAN
 Scale 1:1250



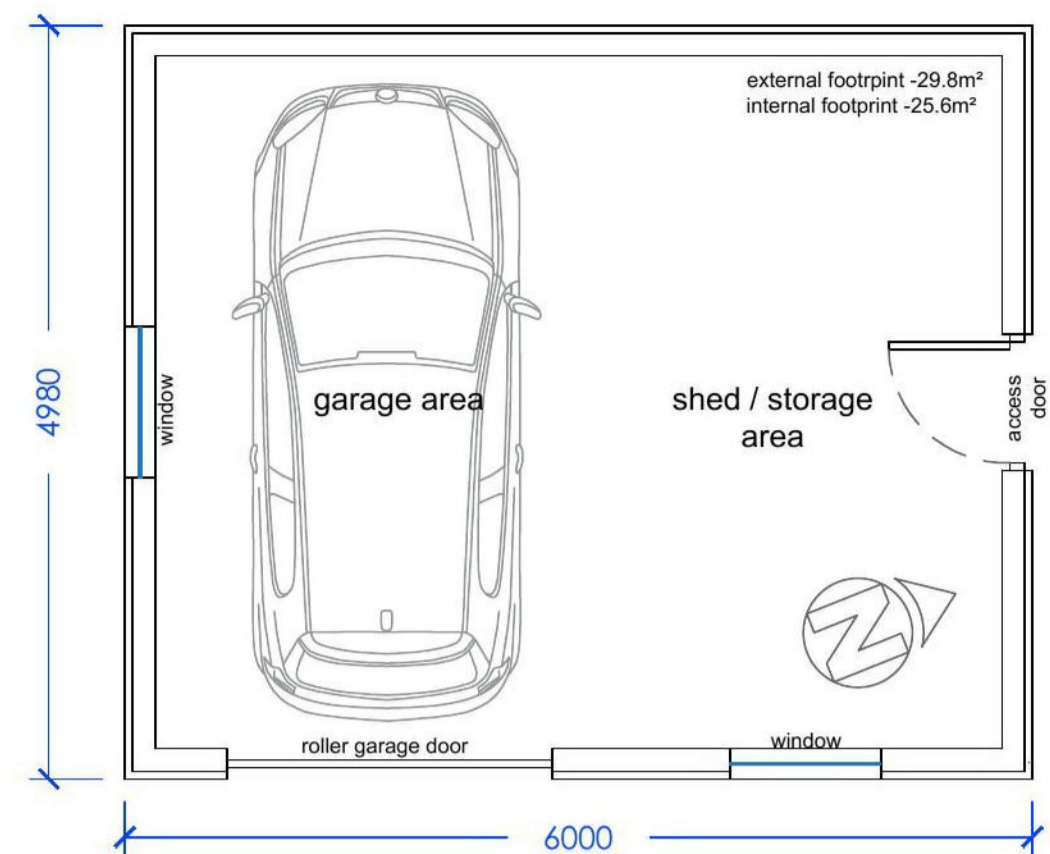
AERIAL MAP



BIRDSEYE VIEW OF FRONT



BIRDSEYE VIEW OF REAR

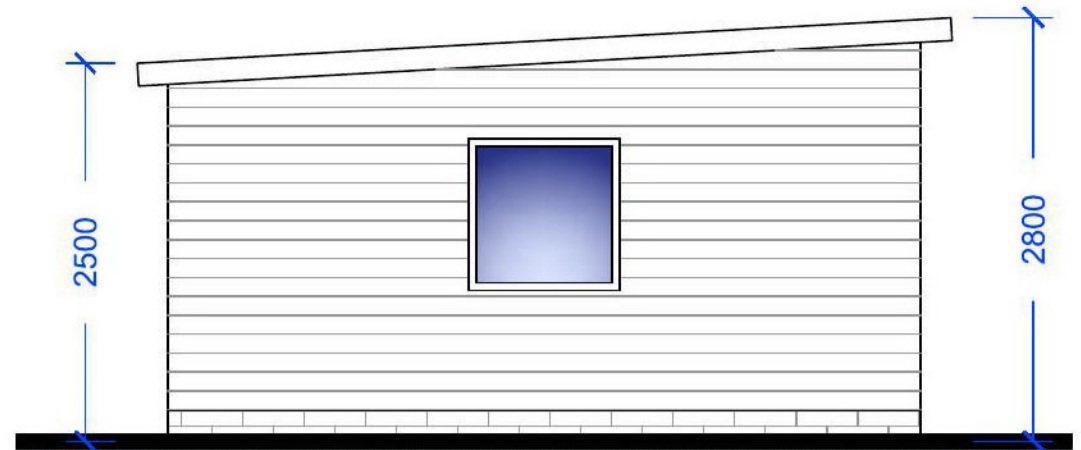


PROPOSED FLOOR PLAN
 Scale 1:50

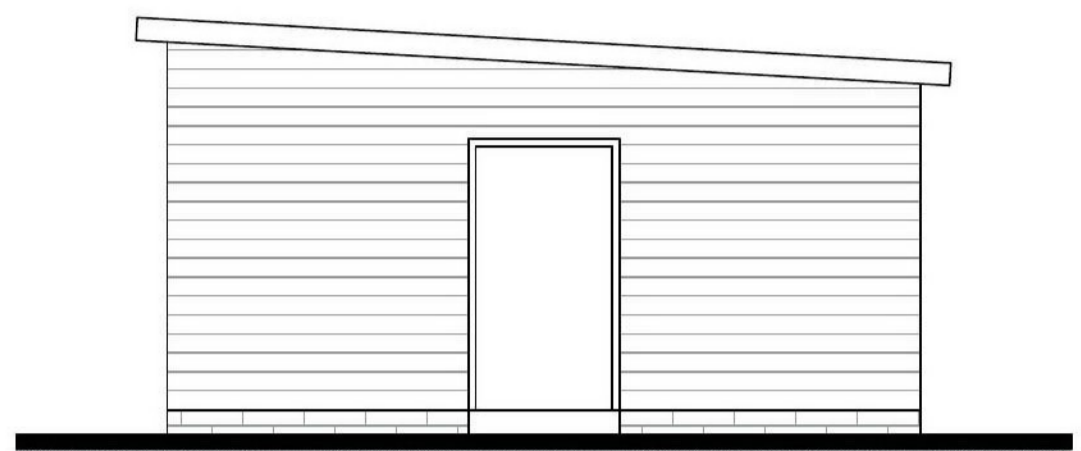
White cottage principal / front elevation.
 Proposed structure does not overlap / obscure this elevation



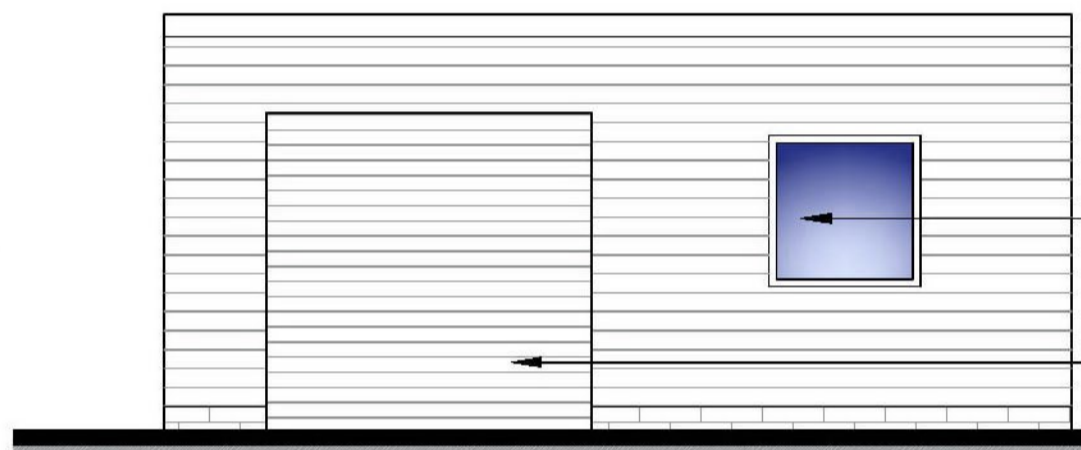
9.26m long structure ceased following enforcement action, proposed to be reduced to 6m long



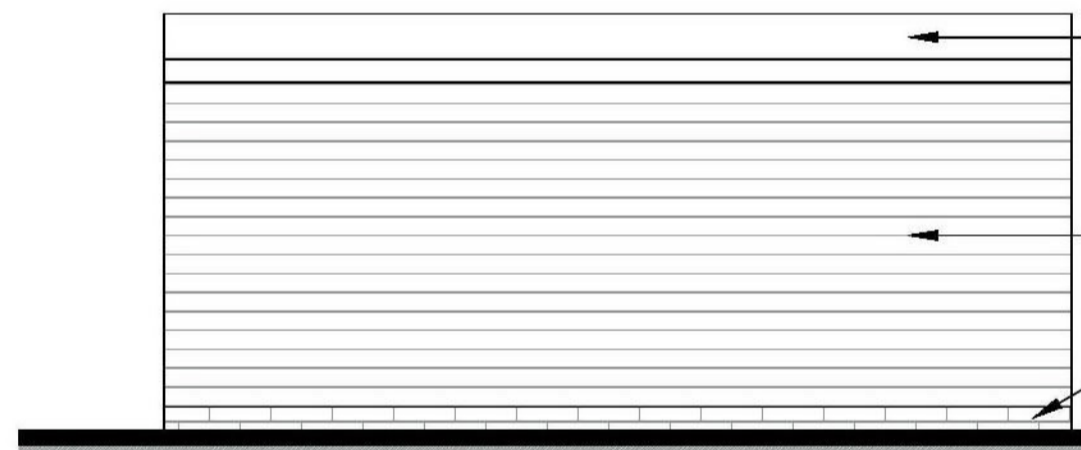
PROPOSED SOUTH ELEVATION
 Scale 1:50



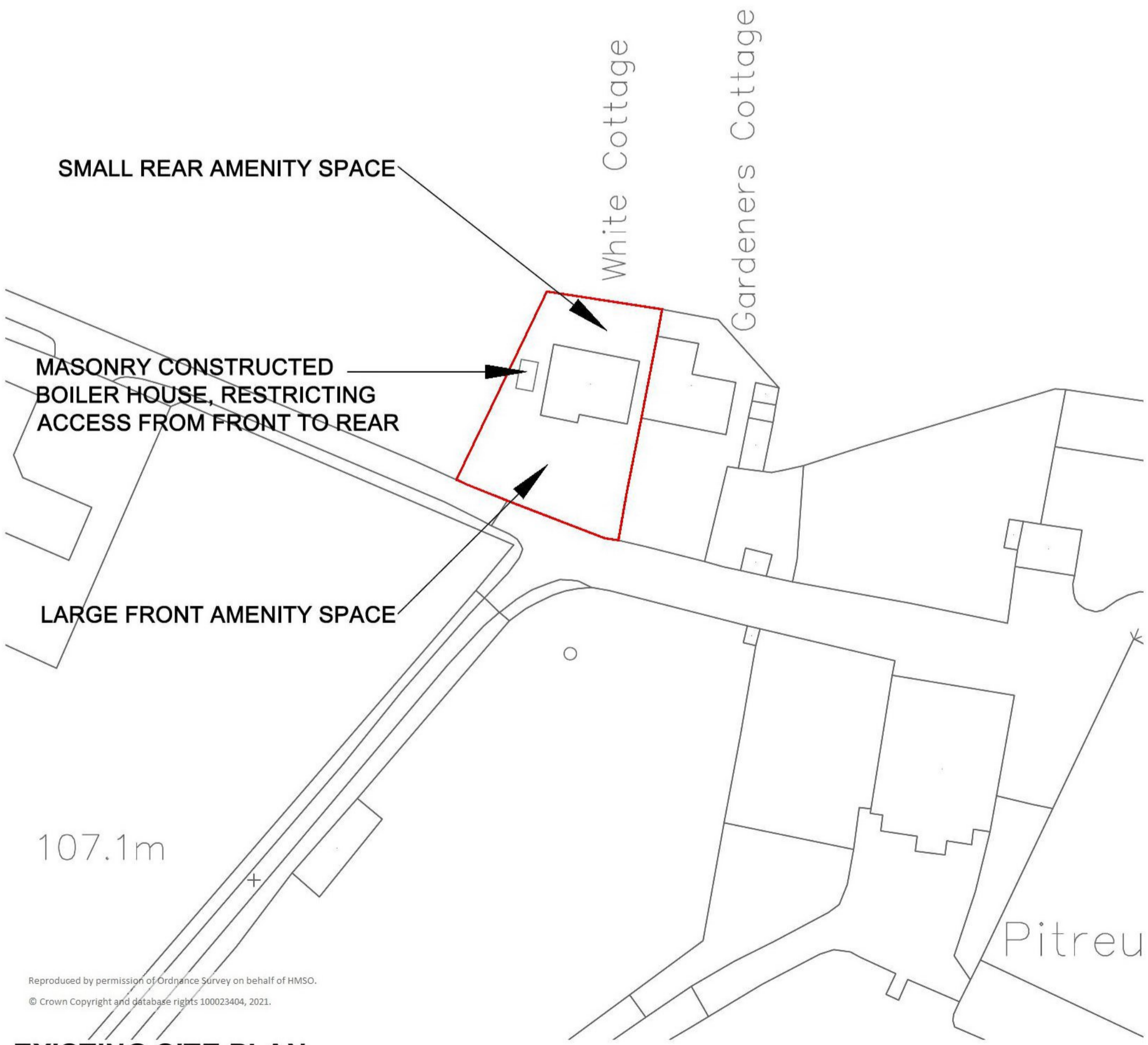
PROPOSED NORTH ELEVATION
 Scale 1:50



PROPOSED EAST ELEVATION
 Scale 1:50

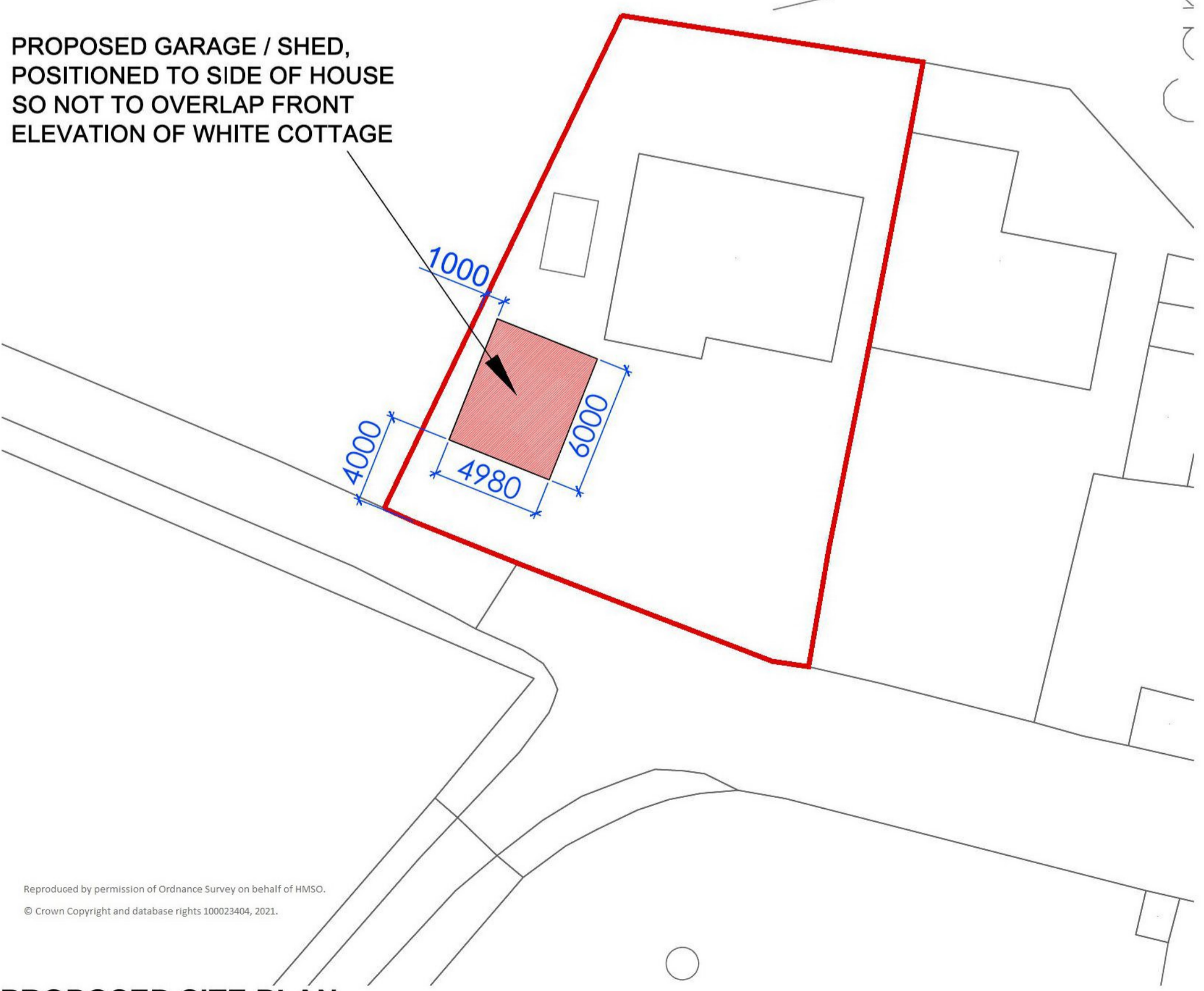


PROPOSED WEST ELEVATION
 Scale 1:50



EXISTING SITE PLAN
 Scale 1:500

PROPOSED GARAGE / SHED,
 POSITIONED TO SIDE OF HOUSE
 SO NOT TO OVERLAP FRONT
 ELEVATION OF WHITE COTTAGE



PROPOSED SITE PLAN
 Scale 1:200

Case Reference - 21/00032/UNDV

Enforcement action was served for this outbuilding on 31st May 2021 at which point works were ceased and no further works have taken place since.

The current frame is built to 4.98m wide by 9.26m long, equating to a footprint area of 45m². Due to building warrant exemption rules relating to outbuildings it is proposed to reduce the length of this structure by 3.26m to 6m, so the footprint falls under 30m² and within the exemption guidance for outbuildings.

The outbuilding will be for residential use only to park applicant/owner of White Cottage's car in and for storage of typical gardening equipment as well as overflow storage for White Cottage (property lacks storage), principal amenities that new build properties come with in these modern times. The rear amenity ground is of limited footprint area and not suitable to place an outbuilding within as little amenity ground would remain, noting that the rear amenity ground is already below Angus Council's planning guidance recommending a minimum rear amenity footprint area of 100m² for new builds and existing properties extended. The Western side of the property is also not suitable in size and furthermore White Cottage's block built boiler house already being positioned there. The front amenity ground is extensive and provides the only real option for an outbuilding structure due to plot formation. The positioning of the outbuilding to the South West takes into consideration White Cottage's front elevation in the fact that it sympathetically does not obscure the main cottage elevation. Furthermore its positioning is best placed to allow for car access into the structure. It takes into consideration being 1m off the boundary, being 2.5m high at the boundary side and does not exceed 3m in overall height, all points that relate to formation of outbuildings within permitted development guidance. Timber cladding proposed for its walls is in keeping with its rural countryside location and the nearby farm related shed structures to the East and South of White Cottage provide relationship and justify the proposed structure not being out of place within its locality.

CLIENT	MARIUSZ BORKOWSKI
PROJECT	GARAGE / SHED
ADDRESS	WHITE COTTAGE PITREUCHIE FARM DB8 2RW
DRAWING NO.	PL 1
DRAWING PURPOSE	PLANNING
SCALE	1:1250, 1:500, 1:50 FOR A1 PRINT
DATE	OCTOBER 2021