

SUPPORTING STATEMENT

10 OLD MILL ROAD, NEWTONHILL,
STONEHAVEN

Private & Confidential
Yvonne Beresford
Client Reference: 192/2021
22nd November 2021

ABSTRACT

This supporting statement is provided to accompany the Householder Application made on behalf of the Client.

Hannah Walker BSc (Hons)
Inspired Design & Development Ltd

Regulated by RICS



ACD (Section 6 - Energy) for
Domestic Buildings
BRE1-D-00897

Construction Consultancy - Project Management
Architectural Design Services – Verification of Exempt Works
Principle Designer – Chartered Surveyors

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Building Standards
Approved Certifier



The Scottish
Government

Contents

Introduction	3
History	3
Proposals	3
Conclusion	4
Declaration	4

Introduction

We, Inspired Design & Development Ltd (herein referred to as “IDD”), have been employed by our Client, Yvonne Beresford (herein referred to as “the Client”) to prepare a Householder Application for the outbuilding at the rear of 10 Old Mill Road, Newtonhill, Stonehaven. This application refers to the erection of an outbuilding which will be used for domestic storage and hobbies such as painting and soap making. No flammable materials will be stored within the building. The outbuilding has already been constructed, as the Client was not aware that planning permission was required.

History

After the client erected the outbuilding, the local authority was made aware and informed the Client that planning permission was required. A previous retrospective planning permission application was submitted on 30/10/2020 (APP/2020/2152) however, the application was refused on the grounds that the outbuilding would ‘have a significant impact on residential amenity in the form of overbearing and potential for loss of privacy’.

Proposals

The aim of the proposed changes to the outbuilding is to reduce to overall height of the building in order to reduce overshadowing of the neighbours and make the building less dominant. Additionally, the removal of windows and the reposition of the door helps maintain privacy.

Figure 1 shows that existing shrubs and a tree already create overshadowing to the neighbouring property. To reduce the height of the outbuilding to match the height of these existing site features, it is proposed that the pitched roof could be removed and replaced with a flat roof. This reduces the height of the building by 0.7m - see Figure 2 - and will reduce overshadowing to neighbouring properties.



Figure 1

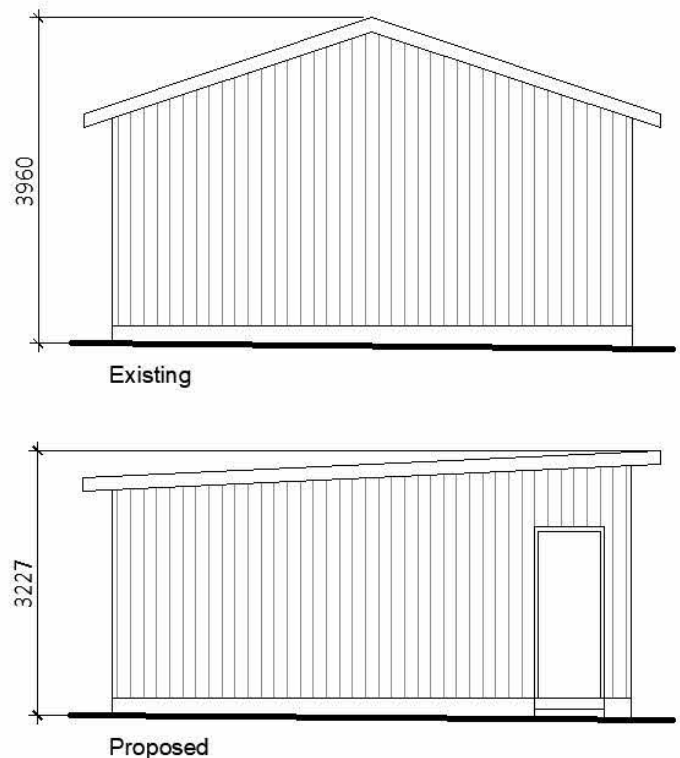


Figure 2

To minimise the overbearing impact the outbuilding has on the neighbouring properties it is proposed that all windows are blocked up apart from the three on the South elevation and the door is relocated from the East elevation to the West Elevation. Figure 3 shows that the neighbouring properties are to the North and East of the outbuilding and there are no neighbouring properties within close proximity to the South, and 10 Old Mill Road is to the West. Blocking up these windows will re-establish the neighbours privacy as there will be no direct views from the outbuilding into their gardens or homes. Relocating the door away from the boundary to the neighbours means the users of the outbuilding will no longer look into neighbouring gardens/properties when entering and exiting.

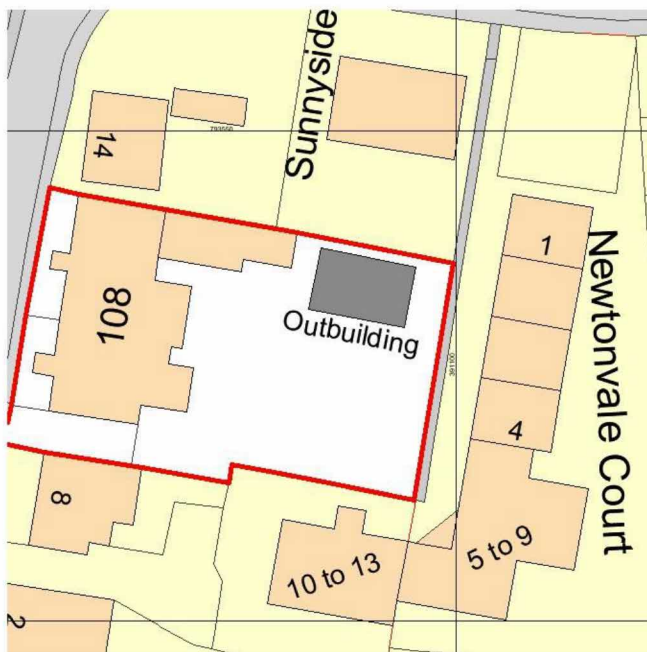


Figure 3

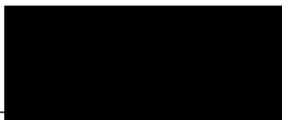
Conclusion

By reducing the height of the building by replacing the pitched roof with a flat roof, blocking up windows close to neighbouring properties and relocating the door away from the boundary, the impact on residential amenity in the form of overbearing and potential for loss of privacy, is greatly reduced.

Declaration

This supporting statement was written by our Miss Hannah Walker BSc (Hons) - Architectural Design Technician, for and on behalf of Inspired Design and Development Ltd and checked by Mr Ally Steel BSc (Hons) AaPS - Chartered Building Surveyor, for the attention of the Client.

Signed



Dated

22nd November 2021

Hannah Walker BSc (Hons)
Architectural Design Technician
For and on Behalf of Inspired Design & Development Ltd