

**Proposed Alterations and Extension to House at 26 Cliff View, Newtonhill
AB39 3GX for Ms Susan Manson**

Design Statement to Accompany Planning Application

Location

The property is located at:

26 Cliff View
Newtonhill
Stonehaven
AB39 3GX

Existing Property

The house is a detached bungalow, located in a residential development originally constructed during the 1980s and 1990s. The neighbouring properties are all domestic dwellings, most of which are 1.5 storey.

The present house consists of a lounge, three bedrooms a bathroom, kitchen/ dining room Utility room and an integrated single car garage.

The frontage of the building, like most of the neighbouring properties, is not parallel to the line of the street

Proposal

It is proposed to carry out alterations to the present house to form additional living space within the present garage and construct a rear extension to form a sunroom. The drive will be extended to provide an additional car space.

The house will be reduced from three bedrooms to two. The internal accommodation will be altered to meet Ms. Manson's needs and modern standards.

Additional rooflights will be installed to provide greater daylight to the kitchen.

Drawings indicating the existing building and the proposed alterations are submitted to assist in assessing this Planning Application

Reason for the Development

Ms Manson wishes to downsize from her present house at 39 Crollshillock Place, Newtonhill and to move into 26 Cliff View which she also owns. The present house requires modernisation and extension to provide the accommodation she requires.

Scope of the Work

The work involves the conversion of the domestic garage to provide a new entrance hall and utility room. The drive will be widened to replace the car parking space of the converted garage.

The present front door will be removed, a new window installed and the panel below it infilled with blockwork with a rough finish, to match the existing.

A new sunroom / family room will be constructed in an extension within the rear garden ground. Part of the existing external wall will be removed to provide a kitchen and dining room open to the new conservatory / family room. An external patio area will be provided at the rear of the house and associated with the sunroom / family room

Parking

As described above, the drive will be widened to provide an additional car parking space to replace the one lost in converting the garage.

Materials

It is intended to construct the extension and carry out the alterations using materials and finishes to match as far as possible, those of the existing house, namely a tiled roof, white roughcast to the external walls and new upvc windows and doors.

Boundaries

The boundaries will not be affected by the works and will remain as currently defined. The low wall at the pavement will be adjusted to provide a shallow gradient for easier wheelchair access and to offer wider access for vehicle parking.

Sustainability and Energy Retention

The existing gas central heating system will be extended to service the additional living space and a new, more efficient boiler installed, as necessary. The extension will be constructed to the current insulation standards. The walls of the garage and those of the bathrooms will also be posted, insulated and plasterboarded.

Additional insulation will be installed throughout the roof of the existing building.

UPVC windows and doors with low U value glazing will also be installed.

Pre-Application Enquiry

A pre-application enquiry was submitted 18th. August 2020 and response (ENQ/2020/1150) received 3rd. September 2020 from Ms Aude Chaiban, who concluded that the development was likely to receive the support of Aberdeenshire Council's Planning Department.

Ref: 892-03

31st March 2022

