

CLIENT STATEMENT – 1A MINE ROAD, BRIDGE OF ALLAN

We have really enjoyed our home in Bridge of Allan over the last 19 years and have settled into the community. We have 2 children at Wallace High School and 2 in Bridge of Allan Primary School and during our time here between us we have participated in, volunteered at and contributed to many of the community opportunities on offer. Between us these include the schools, toddler groups, Stirling Swimming Club, Stirling Cricket Club, The University of Stirling Sports Club, Scouts, Brownies, the bridge of Allan sports club, yoga classes, art classes, the Rugby club, the running club and the triathlon club. We are also regular patrons of many of the businesses in Bridge of Allan trying whenever possible to spend locally. We are registered with the Allan Water Medical Centre and are members of the library. We also have many friends in the village. We would like to continue to be as involved in the community in the future and would love to stay in the village.

Our family has grown since we moved to 1A Mine Road from Henderson Street in 2010 and although we love the house we are now finding it difficult to fit everyone in. We have 3 bedrooms, 1 bathroom, a garage and an open plan lounge, kitchen and dining room. At the moment we have 3 daughters sharing a room and our son in his own room. The mornings are a challenge with 1 bathroom and we do not have space for guests. Storage is also difficult with all the things required for a busy family life. Our children are aged 6,8,12 and 14 and we hope to have them all at home for some years to come.

For over a year we have been trying to buy a bigger house. There have not been that many available with 4 or more bedrooms in Bridge of Allan. In addition to searching estate agencies for houses we have also tried social media and local contacts to identify suitable properties. We have put offers in on all suitable properties that have come on the market, far in excess of the valuation prices but have not been successful.

We are now keen to stay in and extend our current house. T Square Architects has designed an extension which we think is in keeping with the existing style of the house and would offer us the space we feel we need to include 4 bedrooms, 2 public rooms and 2 bathrooms. We are really pleased to have potentially found a solution which keeps us close to our neighbours who we really like and in the village that we actively participate in every day.

The plans also include a reconfiguration of our front garden. The current layout includes a driveway to a garage. The driveway is far too narrow for modern cars and it's not possible to open the car doors whilst parked on it. We use the garage as a store room rather than to house the car. Also because of the slope of the driveway it is difficult to see pedestrians and traffic when exiting the driveway onto the street because you are approaching the street from down a slope. We have recently purchased an electric car and in order to charge it from home without running a cable across the pavement we need to park the car in the front garden. The proposed plans include a more useable space for this.

Our proposed plans also include a summer house in the front garden. This space would be used as a home office as both my husband and I regularly work from home and it is difficult to find a quiet space to work from within the house when the children are at home.

Part of the application is to also change in the roof material. The pitch of the roof is 12.5 degrees. We had a new roof installed in 2011 with a tile which was advertised as suitable down to this pitch. We have however since found that under certain weather conditions the roof leaks. As it did with the old roof. We believe that when the wind blows in a certain direction and there is rainfall the rain will blow under the tiles. A metal roof would offer complete coverage without these overlaps and would be a better overall solution for our existing low pitched roof and proposed extension.

We hope that you will consider our planning application favourably.

Thanks,
Anna and Jonathan Crampin