

**Planning Statement in support of Application for Full Planning Permission for
the Erection of Dwellinghouse on Land North of 84 Station Road, Ellon,
Aberdeenshire, AB41 9AY**

For Carla Robertson

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1. Introduction

1.1 Overview

The Planning Statement is lodged in support of an application for full planning permission for the erection of a dwellinghouse to the north of 84 Station Road, Ellon, within land current garden ground associated with that property. The development represents an appropriate infill development within an established residential area. It is considered that the development accords with the policies of the Scottish Government and Aberdeenshire Council.

1.2 The Applicant

The applicant was raised and has lived her whole life in Ellon and now continues to raise her own family in the town. Her parents still reside within Ellon and the applicant wishes to be close by to support them in later years.

The applicant also has strong ties to the local community including operating an existing business in the town centre.

The applicant owns the application site as well as the existing property to the South.

2. Site Appraisal

2.1 Site Description

The application site measures 723 sqm is a rectangular site located to the rear garden of the original property at 84 Station Road. The site forms part of the large rear garden associated with the 84 Station Road. The site is flat in nature falling slightly from rear to front, the existing boundaries are formed by timber fencing. To the north is a mature band of trees which is located out with the application site on the neighbouring golf course, the trees will be unaffected by the current proposal.

The existing house comprises a 1 ½ storey post war house which is well set back from Station Road. The house benefits from generous garden to the front and rear. The street includes a row of four similar detached properties with evidence of similar infill development to that proposed at 88, 90 and 80 Station Road.



Street view of property



Site looking south towards the existing property



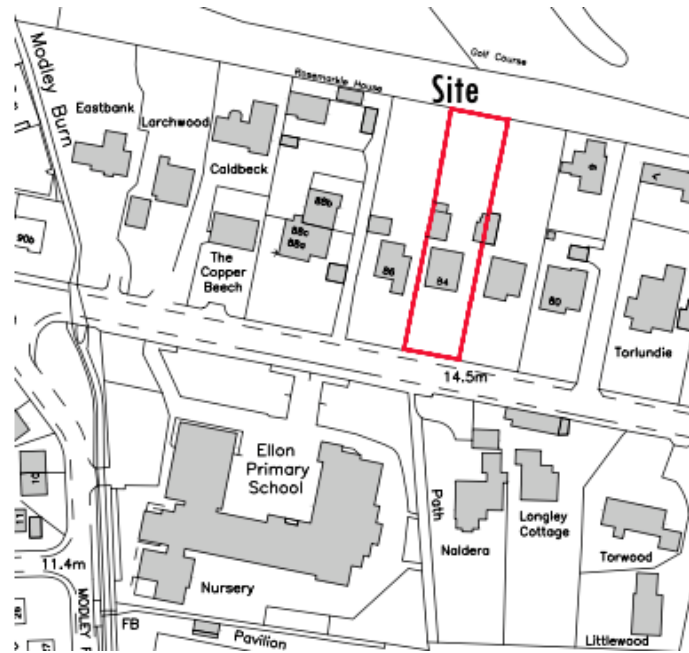
Site looking north



Aerial view of site

2.3 Site Context

The site is located within the settlement of Ellon within an established residential area. The site is well located in terms of local services and facilities, including Ellon Primary School directly opposite. Further the site benefits from with good well-lit foot path immediately adjacent to the site which connects to the town centre approximately 470 metres to the southeast.



Site location

3. Planning History

The current proposal was the subject of a pre application enquiry Ref ENQ/2023/0878. Overall, the Planning Service considered that the proposed development would accord with the Aberdeenshire Local Development Plan 2023 and National Planning Framework 4. In providing broad support for the proposal the Planning Service highlighted queries regarding the trees to the north, proposed access and the provision of sufficient garden ground for the proposed house. These matters are addressed within this supporting statement.

A planning application for the change of use of the garage associated with 84 Station Road to Class 11 Gym for indoor sports was approved in April 2014 Ref APP/2014/0334. However, since that time the householder has secured planning consent for a gym facility within in The Square, Ellon, application Ref APP/2017/2498, and as such the garage has reverted back to a residential use as a garden room.

4. Proposals

4.1 Response to Site and Context

The proposed layout seeks to ensure that the proposed house reflects the scale and character of properties in the area and does not appear incongruous in the wider streetscape creating an attractive living environment for the prospective resident while not detracting from the residential amenity of the existing residents.

4.2 Development Proposals

The current proposal is for the development of a simple, single storey bungalow. The proposed house is set to the rear of 84 Station Road and will share the existing access to the main road which offers good visibility in both directions.

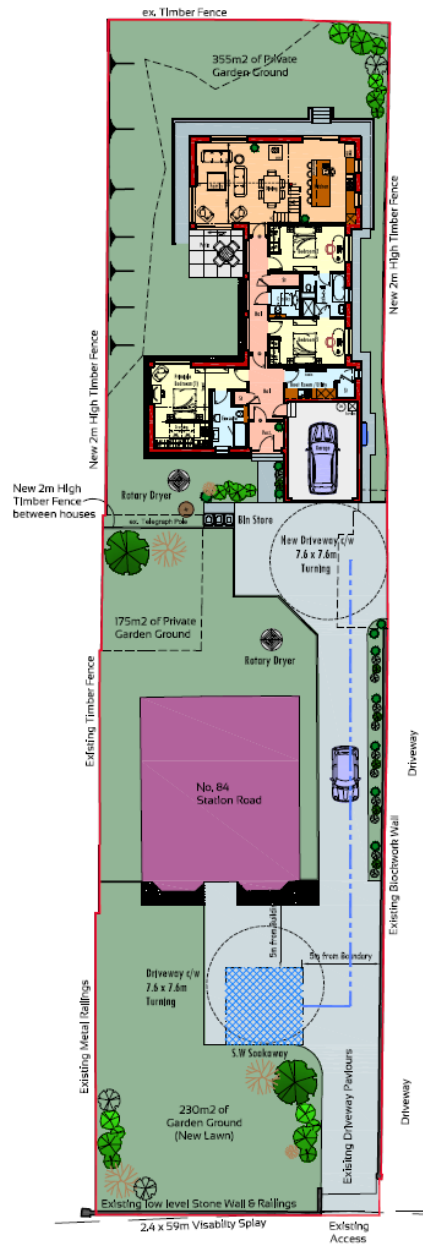
The proposed house comprises 3 bed property with generous communal space and integral garage. The house will have its main entrance to the south, providing a welcoming approach. The boundaries will be formed by 2 metre fences to the west, east and south ensuring the amenity and privacy of the neighbouring properties is maintained. The proposed house is single storey and will not have any impact on sun light or daylight for the neighbouring properties. The proposed house will provide a private rear garden area of 355 sqm laid out as grass and landscaped which will wrap around the north and west of the property. A parking area and turning area will be provided to the south of the house.

In terms of design, this is simple and uncluttered, and reflects the traditional houses within the immediate area. The house will be finished in slate effect tiles and grey render, again chosen to reflect the surrounding traditional finishes.

In terms of servicing, the access to the site this will be shared with the existing property connecting to Station Road to the south which offers good visibility in both directions. At the time of the pre application enquiry the Roads Service requested a visibility of 2.4 x 59 m, this is demonstrated on the plans lodged in support of the proposal. Water supply will be provided from the mains supply. Foul drainage will connect to the existing drainage with SUDS provided on site.



Station Road



Station Road

Existing and Proposed Site Layouts demonstrating :

- Existing house plot = 574 sqm
- Existing house garden ground = 405 sqm (230 sqm front garden + 175sqm rear garden)
- Proposed house plot= 723 sqm
- Proposed plot garden ground= 355 sqm



West elevation of proposed house

4.3 Accessibility

The site, house and parking area will comply with all Aberdeenshire Council Roads Construction Consent and Building Standards requirements, ensuring the site is accessible to those with impaired mobility. Additionally, the house is based on the ground floor and therefore providing wholly accessible accommodation.

The site benefits from excellent connection to the town centre, a short walk on safe well-lit footpaths to the east. Further the B9005/Station Road includes existing public transport links with bus stops close to the site.

4.4 Sustainability

The development of this site will result in the use of an area of little used garden ground. The provision of a modern energy efficient home, which would contribute to the principles of a 20-minute neighbourhood is in itself considered sustainable and making best good use of land in an existing settlement.

The home has been designed with sustainable features at the core of the design, the proposal will include sustainable urban drainage systems and the use of an air source heat pump.

5. Development Plan Policy

5.1 National Planning Framework 4

NPF4 was adopted on the 13th of February 2023 and now forms part of the development plan. Considering the policies of relevance to the current application:

- Policy 1 Tackling the Climate and Nature Crisis
- Policy 6 Forestry, woodland and trees
- Policy 13 (Sustainable Transport)
- Policy 14 Design, quality and place
- Policy 15 Local Living and 20-minute neighbourhoods
- Policy 16 Quality homes

Policy 1 (Tackling the Climate and Nature Crises)

Policy Intent: To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

When considering all development proposals significant weight will be given to the global climate and nature crises.

Response: The proposed house makes best use of land as a scarce resource within an existing settlement. The surrounding area is residential in nature and therefore the proposal is compatible with the character of the area.

Therefore, it is considered that the proposal complies with Policy 1 as it will make a valid contribution to local living and compact urban growth.

Policy 2 (Climate Mitigation and Adaptation)

Policy Intent: To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

Response: The proposal makes best use of the land as a scarce resource. The proposal further will be constructed to comply with current building standards to minimise use of energy. The site is located close to local services and facilities thereby will contribute to local living and compact urban growth.

Therefore, it is submitted that the proposal complies with Policy 2 Climate Mitigation and Adaptation.

Policy 6 (Forestry, woodland and trees)

Policy Intent: To protect and expand forests, woodland and trees.

Response: The area immediately to the north of the application site is a Golf Course. The current proposal will no impact on the existing trees on the boundary of the site with fencing put in place to protect the root structure is required.

Therefore, as the development will not result in any tree loss it is submitted that the proposal complies with Policy 6 Forestry, woodland and trees.

Policy 13 (Sustainable Transport)

Policy Intent: To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

Response: The proposed development is located close to existing services and facilities and will assist in supporting the local services. The site is immediately adjacent to the existing safe paths networks which include existing public transport facilities.

Therefore, it is submitted that the proposal complies with Policy 13 Sustainable Transport.

Policy 14 (Liveable Places Design, quality and place)

Policy Intent: To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Response: The use of a site within an established residential area which benefits from easy access to local facilities and services adheres to the principles of local living. The proposal will result in a single modest high-quality family home providing a healthy environment. The proposed house has been designed to complement the immediate area and provides adaptable ground floor accommodation allowing residents to live long term in the properties.

Therefore, it is submitted that the proposal complies with Policy 14 Liveable Spaces.

Policy 15 (Local Living and 20 Minute Neighbourhood)

Policy Intent: To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

a) Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to a range of services and facilities.

Response: The application site is located within an established residential area close to existing facilities and services. The site is a short, safe walk to the local public transport network. The layout demonstrates that the site can accommodate a modest house which continues the development pattern of the area.

Therefore, it is submitted that the proposal complies with Policy 15 Local Living and 20 Minute Neighbourhood.

Policy 16 (Quality homes)

Policy Intent: To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

a) Development proposals for new homes on land allocated for housing in LDPs will be supported.

Response: The site is located within an established residential area where infill development is supported and therefore the development accords with NPF4 Policy 16-part a.

5.2 Aberdeenshire Local Development Plan 2023

The Aberdeenshire Local Development Plan 2023 is the statutory local development plan, having been adopted as of 13th January 2023.

The following policies are considered relevant to the determination of this application:

- Policy P1 Siting and Design
- Policy P3 Infill and householder developments within settlements
- Policy PR1 Protecting Important Resources
- Policy RD1 Providing Suitable Services
- Policy RD2 Developer Obligations

Considering these policies in turn:

P1 Siting and Design

P1.5 Confirms support where development designs that demonstrate the six qualities of successful places, which are:

- **distinctive** The current proposal reflects the established residential development pattern within the immediate area. The design and materials have been developed to reflect the traditional housing within the immediate area.
- **safe and pleasant**, The proposed house presents an active frontage to the south. The detailed design ensures the privacy of the near neighbours has been respected.
- **welcoming** The proposed house faces outward to the south reflecting the traditional street pattern.
- **adaptable** the proposed house offers accessible ground floor accommodation.
- **efficient** the use of the little used area of garden ground within an existing settlement makes best use of land as a scarce resource. The proposed house will meet all current building standards, will be insulated to a high level and will include an air source heat pump.
- **well connected** – the site is located within the settlement adjacent to existing roads and footpath networks a short walk to existing facilities and public transport links.

Therefore, it is submitted that the current proposal complies with Policy P1 Siting and Design

Policy P3 Infill and householder developments within settlements (including home and work proposals), confirms support for development:

“on vacant sites within a settlement boundary that have no specific land use allocation (also known as infill developments), as long as the development respects the scale, density and character of its surroundings, and will not erode the character or amenity of the surrounding area. Applicants will also need to demonstrate that there will be no significant interference with the existing or proposed use of neighbouring sites, or the accessibility of future potential development areas.

Response: The application site is located within the settlement of Ellon and has no specific land use designation and therefore provides an opportunity for infill development. The proposed design and layout have been carefully considered to both reflect the scale, density and character of the area while not having a detrimental impact on the amenity of the surrounding area of the existing residents. The development proposed provides a small carefully designed solution allowing the use of a little used area of garden ground. The proposal follows the established development pattern of the area which includes existing development to the rear of houses. The proposed plot provides an area of sufficient scale to accommodate a modest home including a private amenity area with no loss of amenity for neighbouring properties.

Therefore, it is submitted that the current proposal complies with Policy P3 Infill and Householder developments.

Policy PR1 Protecting Important Resources

Paragraph 1.7 Trees and Woodlands establishes a strong presumption in favour of retaining woodland on development sites. Development resulting in the loss of, or serious damage to, trees and woodlands of significant ecological, recreational, historical, landscape or shelter value will not normally be permitted.

Response: There is a band of mature trees to the north of the application site, outwith but adjacent to the application site. The trees form part of the neighbouring golf course. The proposed development will not impact on these trees, further if required fencing will be constructed during the construction phase to ensure to impact on the root structure.

Therefore, as the proposal will not result in any loss of trees there is no conflict with Policy PR1.

Policy RD1 Providing suitable services, states that new development must provide adequate road, waste management, water and wastewater facilities, with connections and treatment as appropriate.

Response - Water supply will be from the public main with drainage to the existing drainage arrangements.

Policy RD2 Developers Obligations supports development if the developer makes a reasonable contribution in cash or kind to public facilities and infrastructure to reduce the negative effects of the development.

Response - The applicant accepts this principle and confirms a willingness to make developer contributions if required. However, given the scale of development this is unlikely.

6. Discussion

The Town and Country Planning (Scotland) Act 1997 as amended requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The applicant seeks planning permission for a single-family home on a vacant underused area of garden within the settlement of Ellon. The proposal has been carefully considered taking cognisance of the amenity of the surrounding residents and the built pattern of development around the site. The proposed house will not have any detrimental impact on the amenity of the existing residents by virtue of loss of daylight/sunlight or loss of privacy while the proposal will provide an attractive living environment for prospective residents. The proposed development will not impact on the existing trees to the north. The proposed development will contribute to local living and 20-minute neighbourhoods with easy and convenient access to existing services and facilities on the established safe well lit footpath network. Further, the site is located on an existing bus route. The scale and design of the proposed house is wholly in keeping with the surrounding area, where similar infill developments are in evidence.

The scheme fully complies with the policies of the Scottish Government and Aberdeenshire Council and as such we respectfully submit that the application be APPROVED.

November 2023.