

inspired design
& development ltd

221-2022 Dolphin Cottage, 13 South Street, Johnshaven

Supporting Statement

Application for Householder Planning Permission, Part Retrospective

Ally Steel BSc (Hons) MRICS AaPS, Operations Director
05/12/2023



Contents

Introduction 3

Replacement of the Existing Porch 3

Install Rooflights..... 6

Conclusion..... 7

Regulated by RICS



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

Architectural Services – Building Surveying
Principal Designer - Domestic Energy Assessment
Retrofit Assessor – Retrofit Coordinator

Inspired design & development limited. Registered in Scotland SC 370675.
Registered office: Design Studio, 27 Evan Street, Stonehaven, AB39 3EQ.

Building Standards
Approved Certifier



**The Scottish
Government**

Introduction

Inspired design and Development Ltd have prepared this Supporting Statement to accompany an application for householder planning permission, in part retrospectively, for:



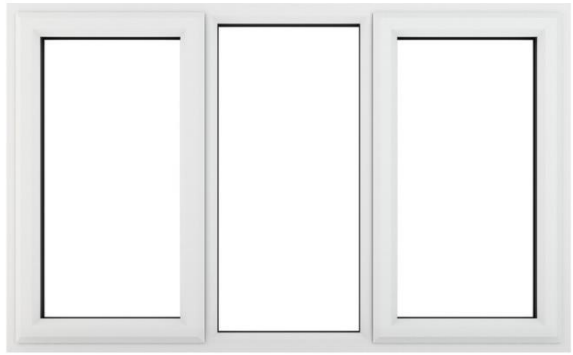

1. The replacement of the existing porch with a modern and fit for purpose alternative,
2. Install rooflights,
3. Install solar panels.

The application is submitted in part retrospectively due to an oversight regarding the conservation area status of the area and the properties permitted development rights. In most cases, the works would be permitted development.

Replacement of the Existing Porch

The existing porch is a Sun Room / Conservatory style with fully glazed upper walls and roof, built off a masonry dwarf wall and foundation. The roof slopes backwards, towards the original house, creating a valley gutter. This was erected without removing the original gutter, and due to the detailing of the area has been an area of water ingress over the years, resulting in decay to the roof structure of the Porch and Kitchen area and the wall head. The hidden gutter was in poor condition and defective.

The applicant chose to replace the porch and construct a modern insulated structure with a flat roof, using the following materials:

<p>Roof – single ply membrane, grey</p> 	<p>Walls – White Harling</p> 
<p>Windows and doors – White uPVC</p> 	<p>Rainwater Goods – Black uPVC</p> 

Regulated by RICS



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

Architectural Services – Building Surveying
Principal Designer - Domestic Energy Assessment
Retrofit Assessor – Retrofit Coordinator

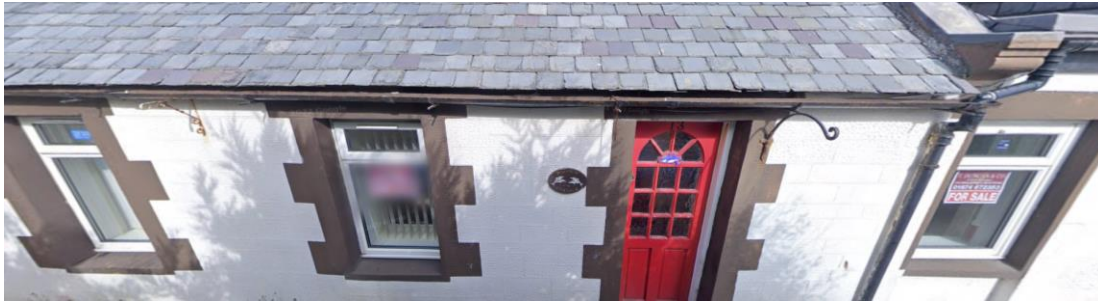
Inspired design & development limited. Registered in Scotland SC 370675.
Registered office: Design Studio, 27 Evan Street, Stonehaven, AB39 3EQ.

Building Standards
Approved Certifier



**The Scottish
Government**

These materials and roof forms are found in abundance in the conservation area, and already exist on the property:



13 South Street, White Walls, White uPVC Windows



17 South Street, Flat Roof, White Walls, uPVC White Windows and uPVC rainwater Goods



11 South Street, White Render Walls, uPVC White Windows and Black uPVC Rainwater Goods

Regulated by RICS



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

Architectural Services – Building Surveying
Principal Designer - Domestic Energy Assessment
Retrofit Assessor – Retrofit Coordinator

Inspired design & development limited. Registered in Scotland SC 370675.
Registered office: Design Studio, 27 Evan Street, Stonehaven, AB39 3EQ.

Building Standards
Approved Certifier



**The Scottish
Government**



15 South Street, white uPVC windows and uPVC rainwater goods



16 South Street, White Walls, White uPVC Windows, Black uPVC Rainwater Goods - Note also the rooflights.

Regulated by RICS



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

Architectural Services – Building Surveying
Principal Designer - Domestic Energy Assessment
Retrofit Assessor – Retrofit Coordinator

Inspired design & development limited. Registered in Scotland SC 370675.
Registered office: Design Studio, 27 Evan Street, Stonehaven, AB39 3EQ.

Building Standards
Approved Certifier



**The Scottish
Government**



27 South Street, White Walls, White uPVC Windows and Black uPVC Rainwater Goods

APP/2017/0477 - Alterations to Dwellinghouse to include Alterations to Window, Replacement Windows and External Painting | The Retreat 27 South Street Johnshaven Aberdeenshire DD10 0HE



20 Main Street, Flat Roof with Membrane, White uPVC Windows - Note also the rooflight.

White, rendered walls match in with the existing house and tie in with the character of the conservation area:

Install Rooflights

To improve the natural light provision to the property, the applicant seeks permission to install rooflights. Again, these are in abundance in the conservation and their installation, on a low roof located on a narrow street where they are not immediately visible, would not impact the character of

Regulated by RICS



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

Architectural Services – Building Surveying
Principal Designer - Domestic Energy Assessment
Retrofit Assessor – Retrofit Coordinator

Inspired design & development limited. Registered in Scotland SC 370675.
Registered office: Design Studio, 27 Evan Street, Stonehaven, AB39 3EQ.

Building Standards
Approved Certifier



**The Scottish
Government**

the area. The images above show modern style rooflights on various properties in the immediate vicinity of the site.

Install Solar Panels

National Planning Framework 4 (NPF4) Policy 1 seeks to promote the transition and use of renewable energy technologies to tackle the global climate and nature crisis. In this case, the installation of solar panels meets the aims and objectives of this primary policy.

Furthermore, 14 South Street, adjacent to the site, has had planning permission recently approved (APP/2023/0041) for the installation of Roof Mounted Solar PV Panels. Despite being in a conservation, this application clearly sets out a precedence which puts the global climate crisis of higher importance than the character of the conservation area.

The site itself is located on a narrow street and being a single storey dwelling, has a low roof. The panels are located in two locations, on the East facing, primary elevation, on the South facing sloped roof, which is hidden from view by the other various roof forms on the building. These south facing panels are not of concerns as they are not visible and do not impact the conservation area. The East facing panels, on the primary roof are of limited visibility due to the narrow form of the street, furthermore, they are obscured from wide views from the harbour by other more prominent buildings; they have very little impact on the conservation area.

Conclusion

In conclusion, the proposals enhance and continue the trends of development in the conservation area by way of good design, extracting key design elements from neighbouring buildings, and good choice materials choice. Furthermore, the proposals aim to meet the objectives of Policy 1 of NPF4 and contribute to tackling the global

We understand that this application is in part retrospective due to an oversight, and look forward to cooperating with the Planning Service on this application.

Regulated by RICS



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

Architectural Services – Building Surveying
Principal Designer - Domestic Energy Assessment
Retrofit Assessor – Retrofit Coordinator

Inspired design & development limited. Registered in Scotland SC 370675.
Registered office: Design Studio, 27 Evan Street, Stonehaven, AB39 3EQ.

Building Standards
Approved Certifier



**The Scottish
Government**