

# Proposed New House, Rosebank at the Coe Menmuir, Brechin

November 2023 RevA



## SUPPORTING STATEMENT

## Supporting Statement

This application is an application in principle relating to a proposed new dwelling for the applicant's mother-in-law. The applicant is the owner of Rosebank and the surrounding stables and storage buildings, as well as the fields to the south etc. Rosebank is located directly to the west of the proposed site. The applicant's mother-in-law currently lives at The Coe, which is the original main house relating to the holding. Due to her health and advancing years the property is now proving impossible for her to take care of. The applicant's daughter and son-in-law will therefore be taking over the Coe as soon as possible and making it their family home. It is desired to relocate the applicant's mother-in-law nearer to the applicant in a house that is suitable for her and where she can be cared for by the family, while maintaining her independence as far as possible. Hence the proposed property will be single storey and relatively compact in scale.



Plan of families holding





Aerial View

With reference to the above aerial photo and the information submitted in support of this application, access is currently gained to the proposed house site via a gate from the garden ground at Rosebank. The access to the existing properties has been retained as existing. To the south side of the existing gate to Rosebank is an existing field gate which is currently used to gain vehicular access along the north side of the adjacent fields. It is proposed to upgrade this to a gravel track that will serve as access to the proposed house site and continue to provide appropriate improved field access (paddock). The access location to the plot has been chosen to avoid the existing trees in the vicinity as shown on the plan and no trees will require to be removed. Access to the plot was considered in terms of coming off the existing parking area of Rosebank but this was considered not to be suitable due the required loss of mature trees that would be required. Access to the ridding arena to the south of the house site will remain as existing and is from the west of the area off the rear of the adjacent yard.

The site and the access are not at risk of flooding and this has been confirmed with both reference to the SEPA flood map and through further enquires with the applicant. There is no ditch present to the south of the site that is shown on the OS mapping and with reference to the maturity of the planting and trees in this area this has been the case for a considerable period of time. As such the new access does not cross a ditch.

