

Planning Design Statement | Bell Place Cottage | Bell Place | Forfar

For Mr and Mrs Topping | November 2023

The Application Site is located at Bell Place, Forfar.

The existing property is dilapidated and in a worsening state.

The property is not Listed, nor is it within a Conservation Area.

The site to the immediate west of the Application Site, Wellbrae Primary School is C Listed and has recently had an LBC approved to Demolish the former Primary School and clear the site (19/00911/LBC).

The Application Site gained Planning Approval in 2004 for Alterations and Extension (04/01089/FUL).

The property fell into disrepair and as time goes on the condition of the building is getting progressively worse.

The site is secured by herras fencing but in its current form could pose as a danger to children.

The existing building is currently formed of stone and a sarking board roof. Remnants of a timber kit extension remain standing.

It would be the client's intention to obtain Demolition Warrant Approval alongside this application and carry out the demolition works as soon as possible.

The proposal is to demolish the existing building and obtain Planning Permission in Principle to build a new 1.5 storey house with private garden and 2no. car parking spaces.

We believe Angus Council should support this Application as it removes a derelict building which is a safety concern and provides an opportunity for a new house in an already residential area.

The follow pages show existing photographs of Bell Place Cottage, Forfar.



Bell Place Cottage – Frontage



Bell Place Cottage – Side Elevation



Bell Place Cottage – Side Elevation



Bell Place Cottage – Rear



Bell Place Cottage – Modern Timber Kit Extension (Internal)



Bell Place Cottage – Modern Timber Kit Extension (External)



Bell Place Cottage – Original Cottage Internal (showing basement)