
Proposed Replacement Dwelling & Single Holiday Let Home, Lawhill, Dollar - Technical Note

Introduction

ECS Transport Planning has been commissioned by Mr Steven Garry to undertake a vehicular access review and prepare a Technical Note in support of a planning application for a replacement private residential property and a single holiday let home on land at Lawhill, Dollar.

The findings of this study are based on a site visit, review of the current access arrangement, existing geometric parameters and traffic observations. Consideration has also been given to the requirements of local and national government transport planning guidance and policies.

An initial pre-application submission was presented to Clackmannanshire Council to gain feedback and advice on the proposals, however, due to current workloads, the local authority was unable to comment.

Site Location

The development site is located directly north of Lawhill House in the northeast of Dollar and is accessible via a private road from Upper Hillfoot Road. The private road, which operates in a north – south direction and is approximately 300m in length, currently serves 6 residential dwellings, including the farmhouse and the existing unoccupied unit present on the application site. Five of the properties are located at the southern end of the private access road with one in the north adjacent to Hillfoot Homes.

The location of the site, in a local context, is highlighted as a yellow star within *Figure 1*, overleaf. The red line boundary of the site is shown in AMP Architects layout contained within *Appendix A*.

Figures 2 & 3, overleaf, present the site in its current form. *Figure 2* displays a view of the site from the southern boundary illustrating the frontage with the private access road, with *Figure 3* looking north on the private access road, with the site on the eastern side.

Extant Planning Permission & Development Proposals

The application site currently hosts a detached private dwelling with associated outhouses and benefits from an extant permission for a larger replacement private property and standalone garage with the ability to accommodate 3 vehicles. At present, parking associated with the property is accommodated on-street opposite the western boundary of the site.

The proposals include demolition of the existing on-site structures and replacement with two 2-storey 3-bedroom detached properties with separate garages and off-street parking. The planning application seeks permission to alter the permitted residential dwelling and introduce a new residential property, which will be utilised as a holiday let. The development proposals are illustrated on AMP architects drawings enclosed within *Appendix A*.

Figure 1: Site Location



Figure 2: View of Site Frontage from South



Figure 3: Private Access Road



Vehicular Access

Existing

Upper Hillfoot Road is a rural single track access road subject to a 30mph speed restriction operating in an east – west direction. The private access forms the minor arm of a standard priority arrangement with Upper Hillfoot Road circa 250m east of the junction with Tarmangie Drive and benefits from good visibility to both the east and west of the junction.

The private access road to Lawhill is a surfaced single track road with good forward sight visibility and various opportunities for two vehicles to pass safely, including the junction with Upper Hillfoot Road, a large surfaced passing place on the western side of the access road circa 150m south of the junction with Upper Hillfoot Road and a formal turning head at the southern end adjacent to the development site. The development site is located approximately 300m south of the junction with Upper Hillfoot Road. The turning head opposite the development site is utilised by refuse vehicles on a weekly basis and permits larger vehicles to enter and exit in a forward gear.

Proposed

The development proposals will create two separate driveways from the private access with space to accommodate 3 vehicles off-street, thereby, removing existing on-street parking and increasing the space available for larger vehicle manoeuvres.

SCOTS National Roads Development Guide indicates that generally 5 or fewer residential dwellings will be served from a private road. However, additional dwellings can be supported from a private roads in certain circumstances.

There is no set limit to the number of holiday lets from a private road. Holiday lets generally operate seasonally and generate different types of vehicle trips characteristics to standard permanent homes.

Residential dwellings are occupied permanently and generally generate daily movements during peak commuter periods all year round. Whereas holiday homes when let, which is generally in summer months and at weekends, generate off peak movements with vehicles arriving at the beginning of the booking and remaining on-site for the duration of the stay, with perhaps the occasional off-peak movement for leisure based activities. SCOTS states the following:-

The suitability of a private road can be judged against some or all of the following criteria:

- *the road serves less than the adoption standards;*
- *the development is enclosed with no right of passage;*
- *the development consists of dwellings that are never to be adopted as permanent dwellings.*

For example, holiday homes that limit occupation to no more than 11 calendar months of any year regardless of numbers.

The above clearly illustrates that holiday homes are considered as a separate land use to private residential within the guidance.

Based on the above guidance, a holiday home could be introduced without requirement to upgrade the access road to adoptable standard.

Furthermore, the characteristics of the private road, in terms of geometry, is reflective of the Clackmannanshire Council's requirements for a road of this nature, with passing places at regular intervals and road widths / turning areas suitable to accommodate refuse collection.

Visibility splays of 2.4m x 43m will be provided at each driveway. Vegetation will be maintained in order to achieve a visibility envelope of 1.05m (eye height) to 600mm (object height). It is evident that the road is suitable to accommodate the negligible traffic associated with a single holiday let both safely and efficiently in its current form.

Refuge storage will be provided at the entrance to both properties and collection will be maintained from the private road.

Parking will be provided in accordance with SCOTS National Roads Development Guide.

Summary and Conclusions

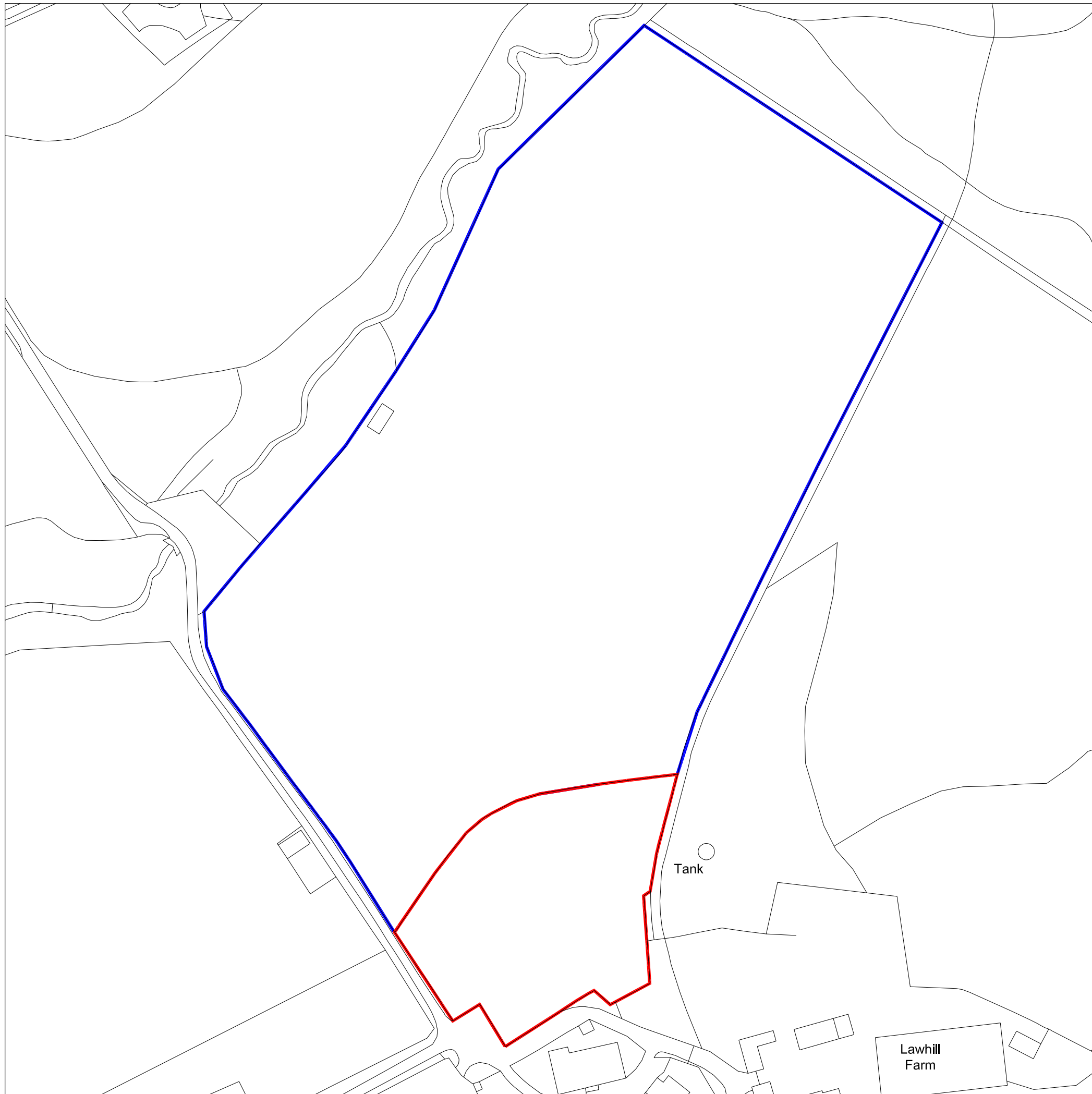
ECS Transport Planning has been commissioned by Mr Steven Garry to undertake a vehicular access review and prepare a Technical Note in support of a planning application for a replacement private dwelling and a single holiday let home on land at Lawhill, Dollar.

Access to the site is currently available via a private access road from Upper Hillfoot Road which is approximately 300m in length. The private road currently provides access to 5 private dwellings and a farmhouse. The development proposals include a replacement dwelling and a new holiday home. Holiday homes are considered as a separate land use to private residential within the SCOTS guidance which enables a holiday home can be introduced without requirement to upgrade the access road to adoptable standard.

As such, the proposals are considered to be consistent with transport planning policy and the road is suitable to accommodate the negligible traffic associated with a single holiday let both safely and efficiently in its current form.

APPENDICES

A. Application Drawings



Notes

THIS DRAWING READ IN CONJUNCTION WITH :

- █ Site Boundary
- █ Boundary of Ownership

Rev	Description	Date	Dr by	App by
original by		date created		approved by

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client
Steven Garry

project
Lawhill

drawing
Location Plan

project number 22 .07 .	scale 1:1250 @A3
drawing number L(90)001	rev PLANNING

Location Plan

Scale 1:1250 @ A3

SCALE 1: 1250 m

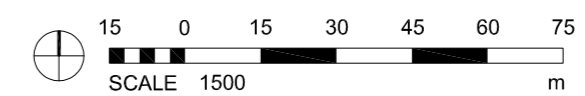
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Notes

— SITE BOUNDARY



Existing Site Plan
Scale 1:500 @ A2



Rev	Description	Date	Dr by	App by
original		date created		approved by
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client Steven Garry	
project Lawhill	
drawing Existing Site Plan	
project number 22 .07 .	scale 1:500 @A2
drawing number L(90)002	rev - issue status PLANNING

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Notes

- SITE BOUNDARY
Total area = 0.49 Hectare
- PROPOSED BUILDINGS
- SURROUNDING CONTEXT
- VEHICLE ACCESS ROUTE
- FOOTPATH
- - - EXISTING BUILDINGS
(to be demolished)

Rev	Description	Date	Dr by	App by
original	by	date created		approved by
CS				

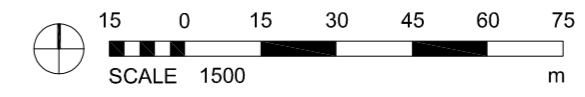
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client Steven Garry	
project Lawhill	
drawing Proposed Site Plan	
project number 22 .07 .	scale 1:500 @A2
drawing number L(90)010	rev -
issue status PLANNING	

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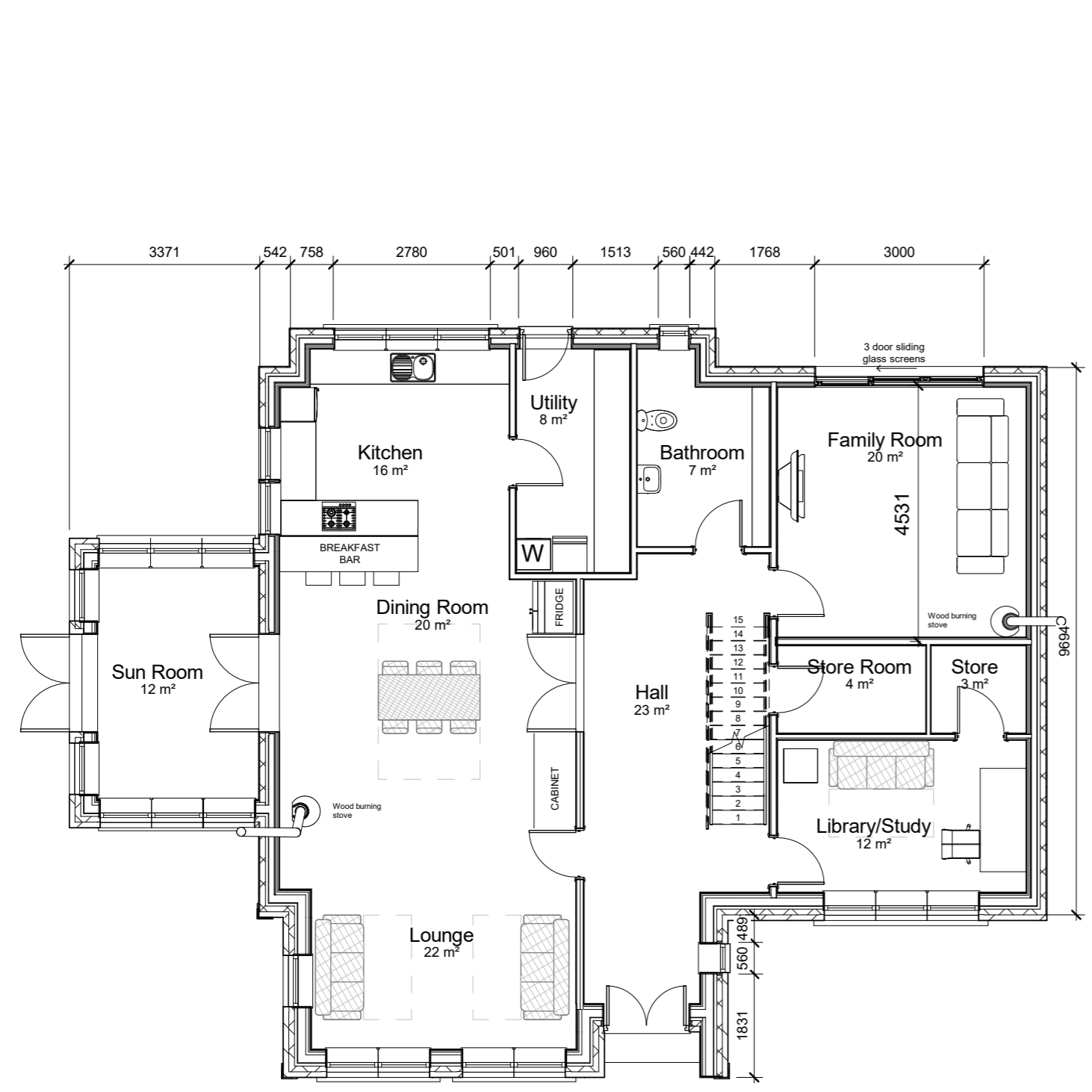


Proposed Site Plan
Scale 1:500 @ A2



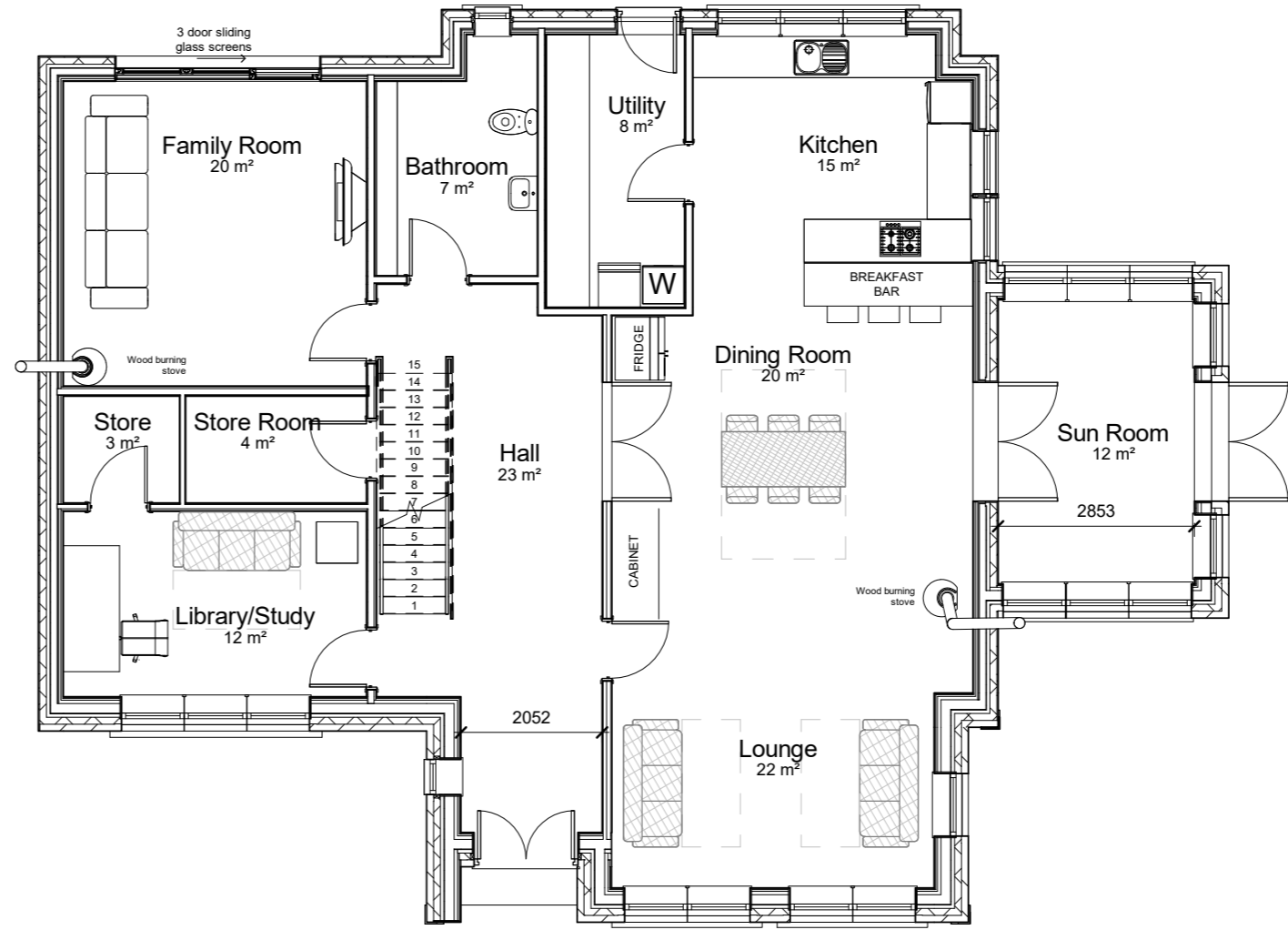
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WITH :



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Ground Floor Plan

1 : 100

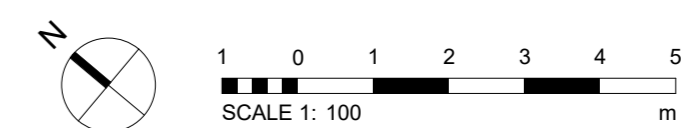
Rev	Description	Date	Dr by	App by
original by	CS	29.03.2022	approved by	BMc



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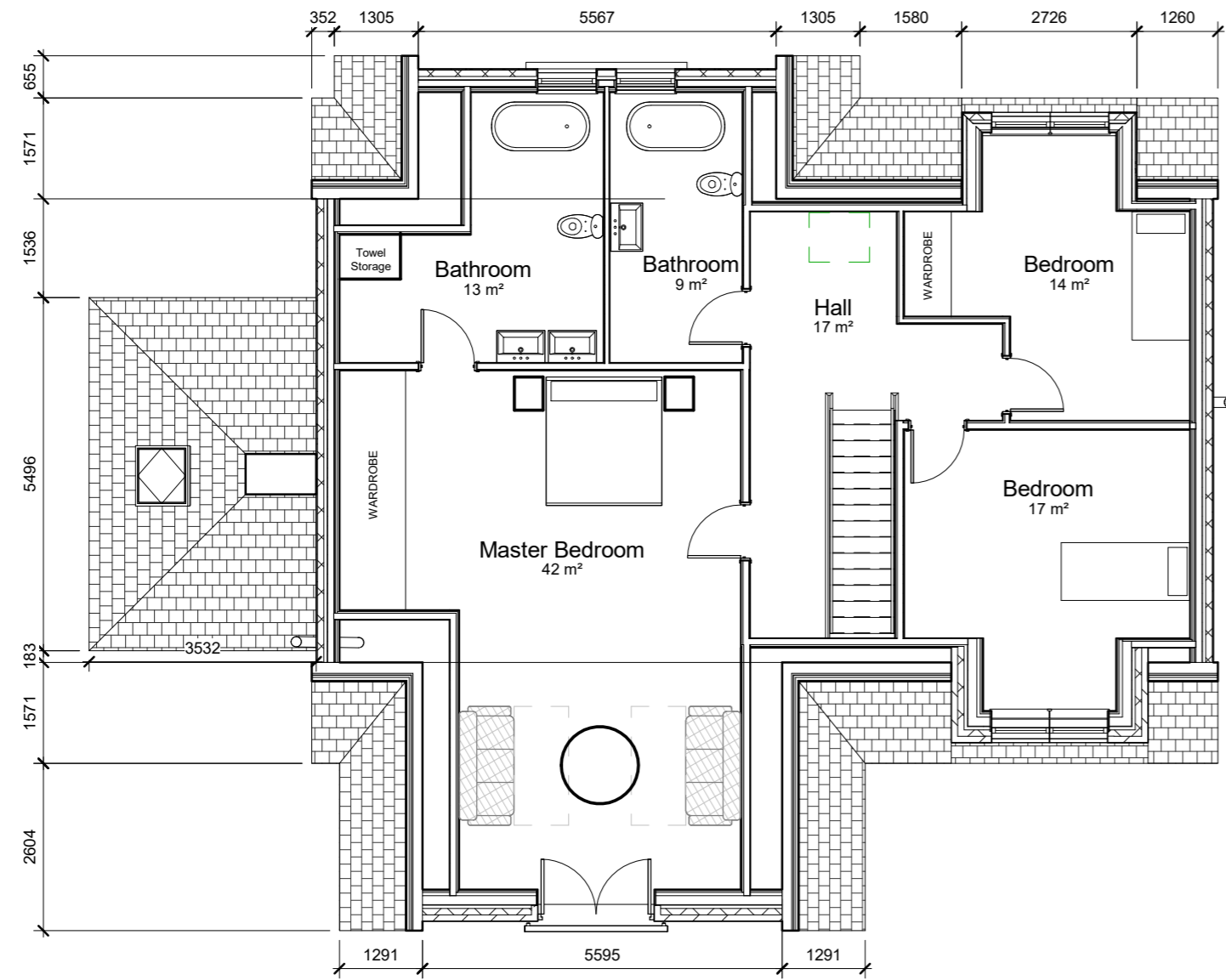
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Steven Garry	
project	
Lawhill	
drawing	
Ground Floor GA Plan	
computer file	plot date
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22.07	1 : 100 @A2
drawing number	ISSUE REV
L(10)001	PLANNING

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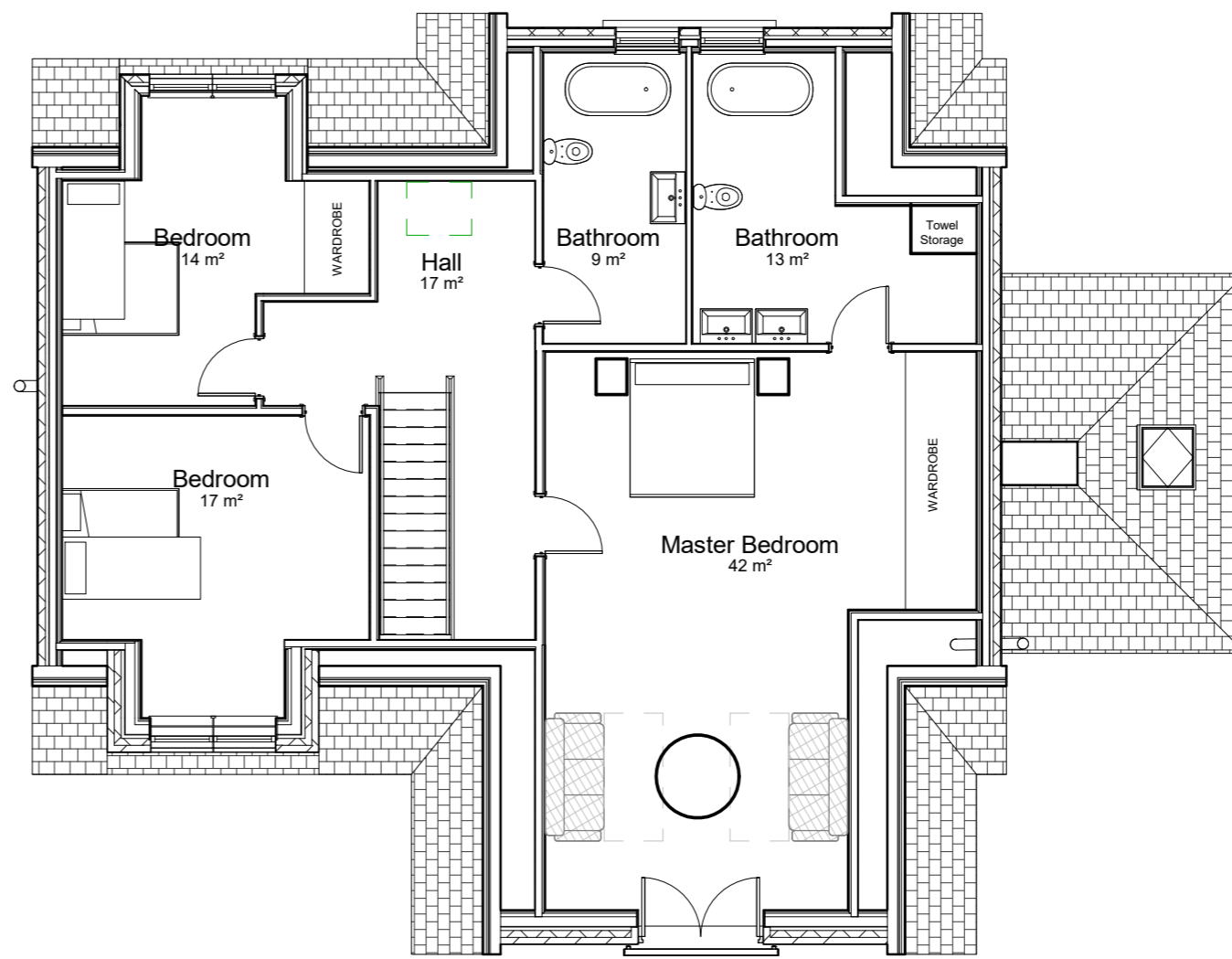
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WITH :



CL

CL



First Floor Plan

1 : 100

Rev	Description	Date	Dr by	App by
original by	date created			
Author	03/29/22			Approver

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client name	
Steven Garry	
project	
Lawhill	
drawing	
First Floor GA Plan	
computer file	plot date
Z:\P\05\AMP\03 AMP Project\22.07 Lawhill\10 BM110\0 WFP Data\220922 AMP LAMH CURRENT.rvt	
project number	scale
22.07	1 : 100 @A2
drawing number	ISSUE REV
L(10)002	PLANNING

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