

Justification Statement

Proposed Replacement Utility Extension

5 Fir Road, Doune, Stirlingshire, FK16 6HU

for Mr & Mrs M Wallace

Project Ref: 12-23-001

The proposal in question seeks to replace the existing 5.3sqm damp ridden and uninsulated Utility Room with a still modest 19sqm, 2024-compliant version which will provide much needed additional space and the opportunity to upgrade boiler plant and rationalise drainage.

The construction and aesthetic is proposed to be identical to that recently approved on the opposite side of the original house.

Interpretation of the Council's guidelines on the triggers for requirement of submission of a Planning Application suggested that at a little over 19sqm, and in this instance being towards the rear of the house and being predominated screened from the front, that CPD may apply. However, at 3.25m in height and being *partially* visible from the front / Fir Road the applicant has elected to submit an application to the Council to remove any ambiguity regarding interpretation.

No Pre-App enquiries have been submitted on the basis that the application / proposal is assumed to be uncontentious.

David Millward

Maple Leaf Architecture Ltd for

Mr & Mrs M Wallace

16/1/24