



Supporting Statement

Erection of dwelling.

Lands adjacent

Oakbank

Yett

Tarbolton. KA5 5NU

Client

Mr & Mrs G Davidson



CONTENTS

1. Introduction	Page 3
2. Proposals	Page 4
3. Site and Context	Page 6
4. Planning Policy	Page 8
5. Conclusion	Page 10

0.1 Introduction

- 01.01 The following information is provided as a supporting statement in relation to the planning application for the erection of dwelling house, carport, and associated landscaping as a limited addition to an existing clearly defined group of four or more houses not delineated by a formal settlement boundary.
- 01.02 The proposed site forms an addition to Yett and Wellflat Smallholdings and sits to the north of Oakbank and Yett on the west of the B730 approx. 2.5km to the south of Tarbolton.
- 01.03 The Statement should be read in conjunction with all submitted plans, surveys, reports, and photos that form part of the planning application.
- 01.04 Applicant: Mr & Mrs G Davidson
Hillburn,
Yett,
Tarbolton.
KA5 5NU
- 01.05 Agent: Stairhill Architecture Ltd
Mauchline
East Ayrshire.
KA5 5HN
- 01.06 The documents which are 'material' to the determination of this planning application are: -
Scotland's National Planning Framework (NPF4)
South Ayrshire Local Development Plan
South Ayrshire Supplementary Guidance: Rural Housing
- 01.07 Stairhill Architecture Ltd accepts no liability in the event of the planning application being refused. In the event of planning permission being granted, Stairhill Architecture Ltd accept no liability for any planning condition which South Ayrshire Council may impose on said application.

0.2 Proposals

- 02.01 The proposals are for the erection of a modest 3-bedroom bungalow and car port with associated access and landscaping.



- 02.02 Design details have been taken from the local architecture in line with SAC Design guidance document taking elements of the rural surroundings to include design details and materials to reflect the local landscape.
- 02.03 The proposals consolidate the existing rural group of buildings which form Yett and Wellflat Holdings. A precedent has been set by South Ayrshire Council at the acceptance of this grouping with the recent approval for a new dwelling house under application 23/00060/APP.
- 02.04 Proposed finishes include white wet cast render to walls, natural slate roofs, and anthracite-coloured triple glazed windows.



02.05 Glazing fenestrations take on a vertical emphasis with a focus on the western aspect maximising views towards Arran. Openings to the southern aspect are minimal, maintaining privacy and respecting the neighbouring properties current level of amenity.



02.06 The design is mindful of planning policy and current economic situation in terms of energy efficiency and sustainability. The dwelling has been designed to high standards of energy efficiency to include an ASHP connected to underfloor heating and mechanical ventilation heat recovery.

02.07 Existing landscape features shall be retained and improved upon with planting of new hedge rows and trees to maintain privacy and integrate the development withing the existing cluster and wider landscape.

02.08 The existing field access shall be upgraded to meet current ARA guidelines with a new field access situated in the western corner of the proposed site. Double gates will create a livestock holding pen which will allow for loading and unloading of livestock in a safe manner, off the public carriageway.



0.3 Site and Context

03.01 The surrounding area is attractive rural, undulating open countryside with a dispersed settlement pattern consisting of isolated single houses, large groupings of farm buildings often accessed via farm lanes and small-scale hamlets as proposed.

03.02

Views looking South along B730



Image from Google Streetview.

Existing field access to be upgraded with new field access created off road.



Image from Google Streetview.

- 03.03 The proposed site equates to 1341m² of which it is currently grazing land.
- 03.04 Existing boundaries are present to the east and south of the site and are formed by stock proof stob and wire fences with roadside hedge. The site is open to grazing land to the northern and western boundaries.
- 03.05 The natural topography slopes from the highest point at eastern corner down to the lowest point on the western boundary.
- 03.06 Neighbouring properties plot sizes range from a modest 1250m² to the approx. 2215m². The proposed site excluding access equates to approx. 2000m².
- 03.07 The land is in full ownership of our client and is classified as 3.2 and is not classed as prime agricultural land.

0.4 Planning Policy

Planning Policies

LDP policy: rural housing

In countryside areas, including green belt, we may accept the following proposals for new housing.

- a. The replacement of an existing house, as long as the development is sympathetic to the scale and character of the local area.
- b. An extension to an existing house, as long as it is sympathetic to the scale, character and proportions of the original house, which should remain the main feature.
- c. The conversion and reuse of a genuinely redundant building of traditional or local character and domestic scale for residential use if the building is largely intact, structurally sound or can be repaired or restored. The original building must remain the main feature.
- d. A home that is essential to a rural business. The developer must satisfy us, through a sound business plan, that the business is economically viable and could not be run without residential accommodation.

In countryside areas, out with the greenbelt, we may accept proposals for new housing that are a limited extension to: an existing clearly defined and nucleated housing cluster, group of four or more houses, or small settlement, subject to an acceptable impact on the existing form and character of the cluster. We would particularly encourage the sensitive infilling of gap sites that would consolidate existing dwellings within the group.

All proposals must comply with the policy guidance set out in the rural housing supplementary guidance.

We will aim to make sure that gardens at new or converted properties are in proportion to the size of the property.

Guidance on additions to clusters (existing groups of houses in the countryside but not within a town or village)

Additions to clusters will be acceptable where:

- a) the proposal is sympathetic to the character and landscape setting of the existing cluster.
- b) the development represents the sensitive in-filling of any available gap sites consolidating existing dwellings within the cluster.
- c) the development has a clear relationship with the existing cluster by being physically connected with the cluster.
- d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance.

e) The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance - 20th November 2014.

Additions to clusters will not be acceptable where: -
the cluster is located within the greenbelt.
the development results in the coalescence of settlements.
the development extends/creates a ribbon of development.
the development has an unacceptable impact on the character of the existing building group or its landscape setting and settlement.

NOTE: In applying LDP Policy: Rural Housing, and this supplementary guidance, a 'cluster' is defined as a building group consisting of 2 or more houses forming a clearly identifiable 'group', with strong visual cohesion and sense of place.

The proposals have been designed in full compliance with Rural Design Guidance

The proposals are for a domestic dwelling house within an existing established cluster. The proposals will have no detrimental effects on the local amenity.

The existing grouping is detailed within drawing 0872 LOC 01 which details all properties within the grouping and their relative age in relation to policy.

The proposed site sits within the existing cluster of Yett and Wellflat Smallholdings with a proposed site size of approx. 1341m² which is proportional and in keeping with the existing settlement pattern. The dwelling has been sited off the public road to match the neighbouring settlement pattern. The proposed ridge level sits lower than that of the adjacent dwelling to the south with a simple palette of materials to reflect that of the local architecture.

The design has been created with the use of the rural design guidance and reflects the rural architecture in the surrounding area. The design and layout utilise the countryside setting and west facing site. Material finishes reflect that of the rural place and time.

The site consists of a small parcel of agricultural land adjacent Oakbank House and Yett. The land is not classed as prime agricultural land.

The application has been designed to comply with ARA guidelines with a minimum of 3 no parking spaces and sufficient space to allow vehicles to enter and leave the dwelling in forward gear. The first 10m of the access is to be laid to tar with no water run off entering the public road.

The design has been mindful of a barrier free approach to make the proposals accessible to all. Level access is to be provided to the side door adjacent the driveway and car parking as this will be the clients main entrance and egress from the dwelling. There shall also be level access from the garden patio to the main living space to the rear of the dwelling.

0.5 Conclusion

The application for proposed dwelling house and associated landscaping within the Yett and Wellflat Smallholdings.

Planning policy has been demonstrated to be met with a dwelling designed in accordance with the Rural Design Guidance taking careful consideration of the design siting and location of the site.

The application has been fully assessed and found compliant with planning policy for extension to an existing cluster not delineated by a settlement boundary.

It has been demonstrated through design together with modelling and images that the dwelling house sits within the landscape and has no negative impact in full compliance with LDP.

It is for the above reasons that we feel the planning application should be supported by South Ayrshire Council Planning Department and the application duly approved.