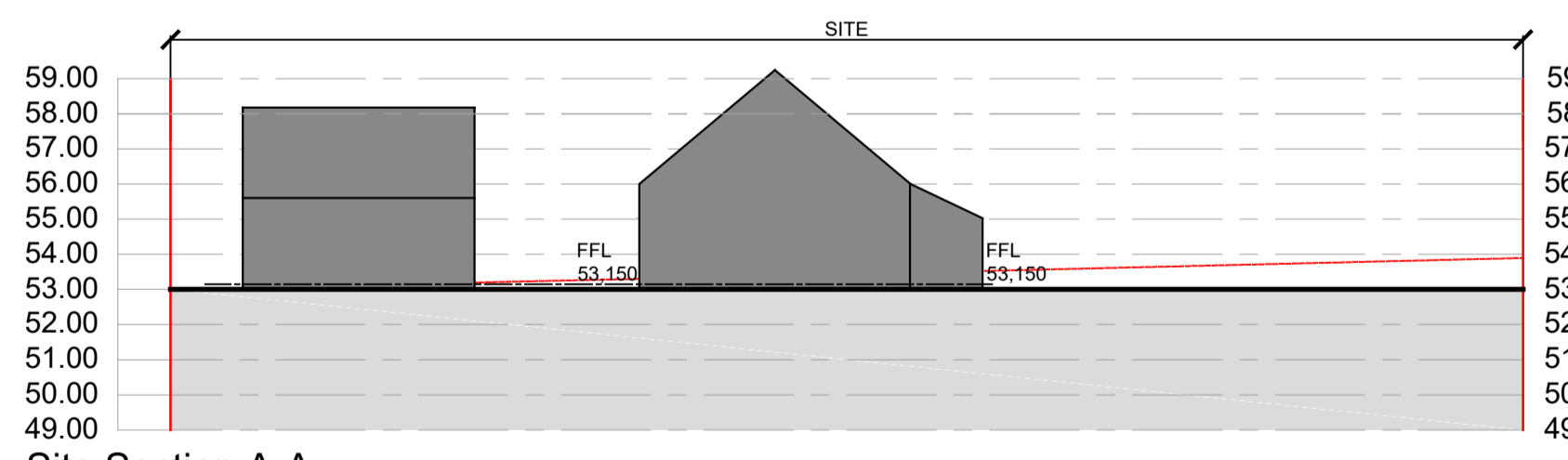
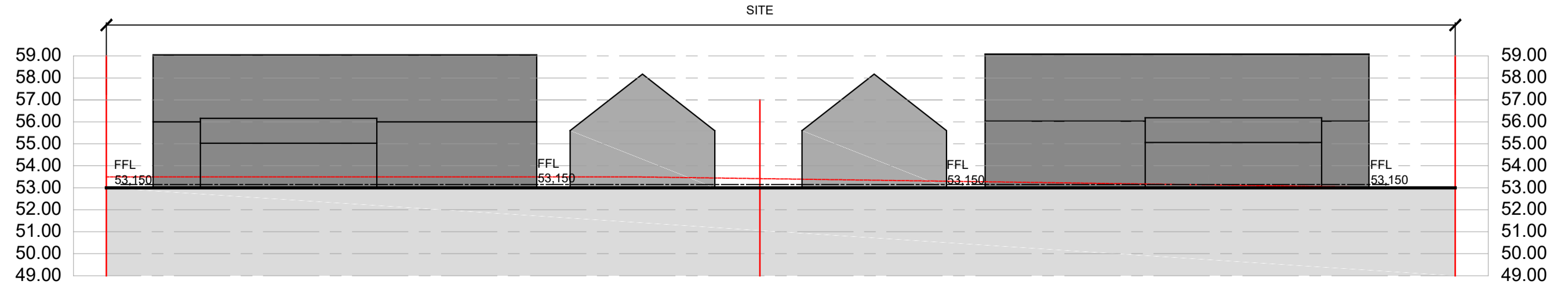




Site Plan  
Scale 1:200



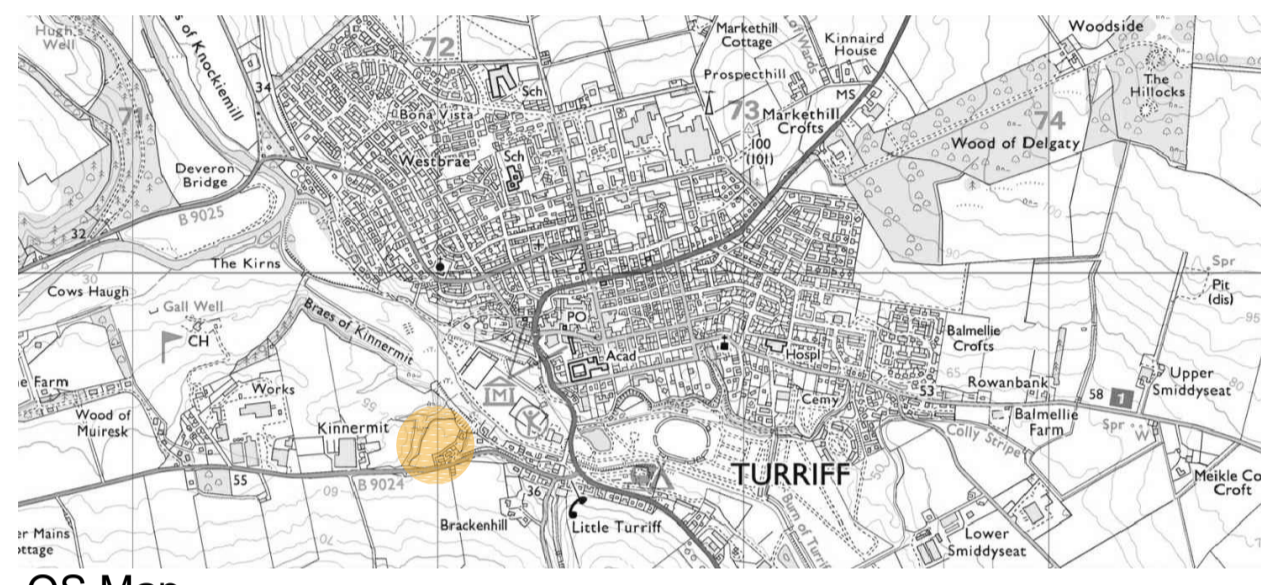
Site Section A-A  
Scale 1:200



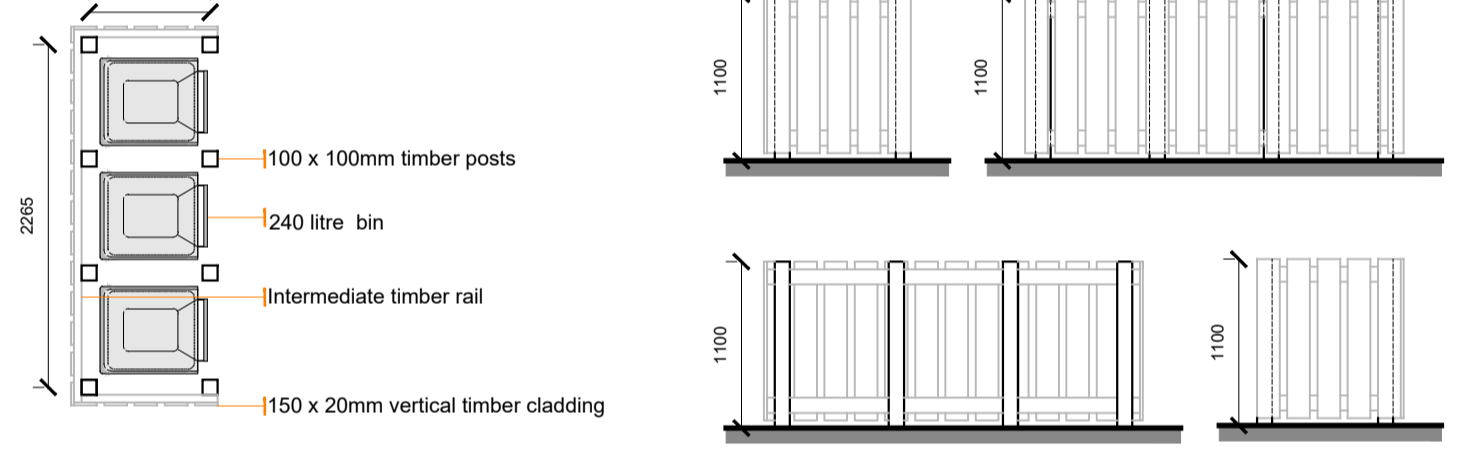
Site Section B-B  
Scale 1:200



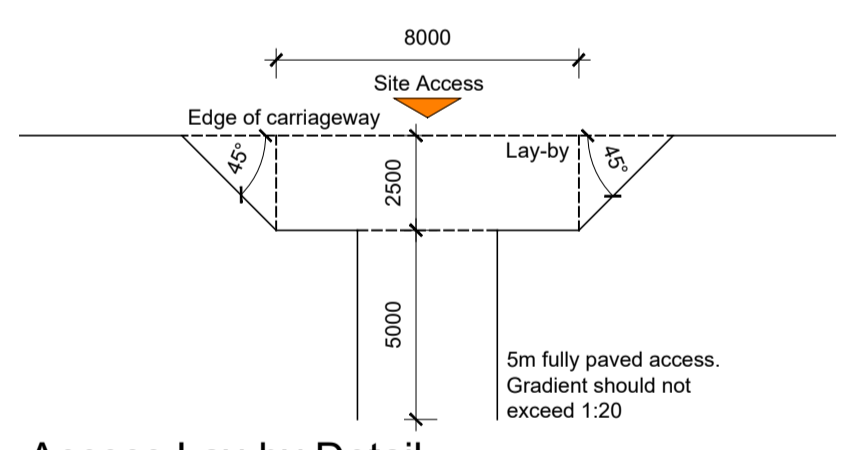
Site Location Plan  
Scale 1:1250



OS Map  
Scale: NTS



Bin Store Details  
Scale 1:50



Access Lay-by Detail  
Scale 1:200

House size and Location shown indicatively for the purpose of the PPP application.

Rev:	Details:	Date:	By:

2.4m x 160m visibility splays required in both directions clear of any obstruction above carriageway. All boundary treatments to be set behind the line of the visibility splay. Visibility splays to be maintained at all times to prevent any obstruction above carriageway.



Site Photographs  
NTS

**Context to Application**

It is proposed to submit a formal application in line with -

R2.16

In remote rural areas only we will also allow development associated with existing clusters or housing groups consisting of 5-14 separate habitable or occupied homes on the date of the Plan's adoption. The existing properties within the cluster or housing group should relate well to each other through their design and layout, for example, by sharing curtilage boundaries. There should be a clear relationship between the cluster/group, or development should contribute towards establishing a cohesiveness among the group, for example, through infill development.

R2.17

Development of a maximum of three homes will be permitted during the plan period. The size of a cluster must not exceed 15 homes. Clusters or housing groups greater than 15 homes must not be sub-divided. This includes clusters/housing groups that may comprise two or three individual clusters/groups situated in close proximity, that is, by sharing the same access road. All proposals must respect the character, layout and building pattern of the cluster or group.

This proposal is an addition of 2No. new house to an existing cluster of 7 houses as per the above policy.

See below key:

- ① No. 1 Kinnermit Cottages
- ② No. 2 Kinnermit Cottages
- ③ No. 3 Kinnermit Cottages
- ④ No. 4 Kinnermit Cottages
- ⑤ Doneve House
- ⑥ Kynoch Lodge
- ⑦ Proposed Dwellinghouse Ref: APP/2022/2692

Project Proposed 2No. Dwellinghouses		
At: Site to the North of No1. Kinnermit Cottages Bridgend, Turrieff, AB53 4HA		
For: Stuart G Mair & Sons		
Drawing Proposal Drawing		
Scale As noted @ A1	Date January 2024	
Revision -	Dwg No 3030 - 020	
<small>1-01464 841113   e-office@johnwinkdesign.co.uk Midtown of Foudland   Glens of Foudland   Huntly   Aberdeenshire   AB54 6AR</small>		
<small>Note Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.</small>		
<small>This drawing is copyright of John Wink Design. ©</small>		