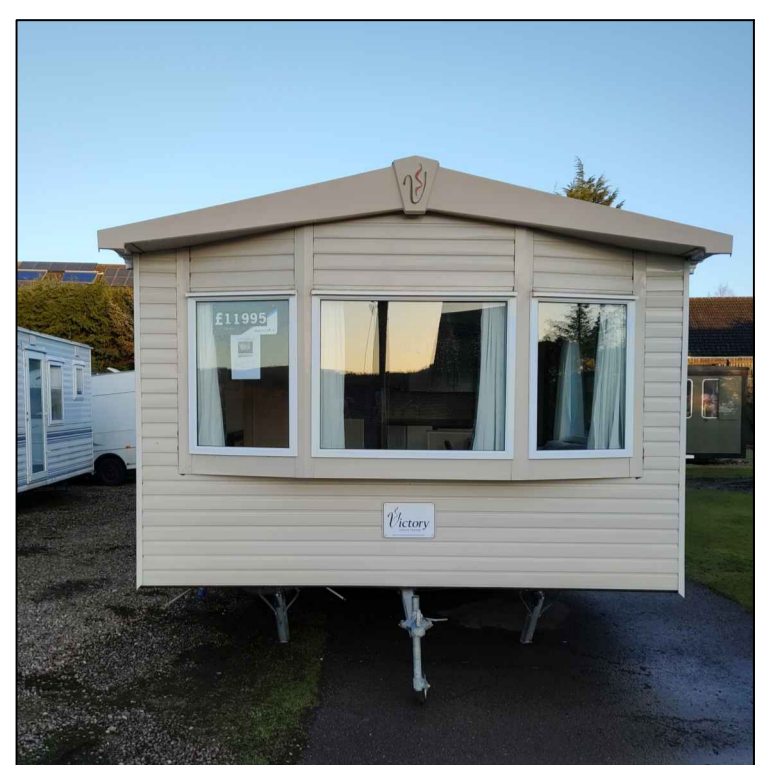




North Elevation



East Elevation



Mobile Home - West Elevation
Victory Ventura



South Elevation

- Aluminum roofsheet -Cream
- Aluminum frame
- Windows -White
- Aluminium cladding -Cream

**The proposal is for the erection of a temporary ancillary accommodation for family members.
Hillies, Lumphanan**

Introduction

This design statement has been prepared in support of an application for erection of temporary ancillary accommodation we appreciate the temporary nature of the unit and are seeking a 5 year consent in the first instance to allow for a residential annexe to be formed.

Site Analysis

Hillies is located approximately 2.4 miles North of Lumphanan and features a gradual slope from South to North towards the B9119. Access is via an existing driveway off an unnamed road between the A980 and B9119. The whole site benefits from unobstructed views across the valley to the North. Power and water are on site and the existing septic tank is located just west of the proposed mobile home location. The site is 26 miles from Aberdeen and around 8 miles from Aboyne and Alford, which provides access to local amenities. The neighboring land has planning permission granted for a dwelling - APP/2023/0428. All surrounding land is owned by the applicant.

Design Proposal

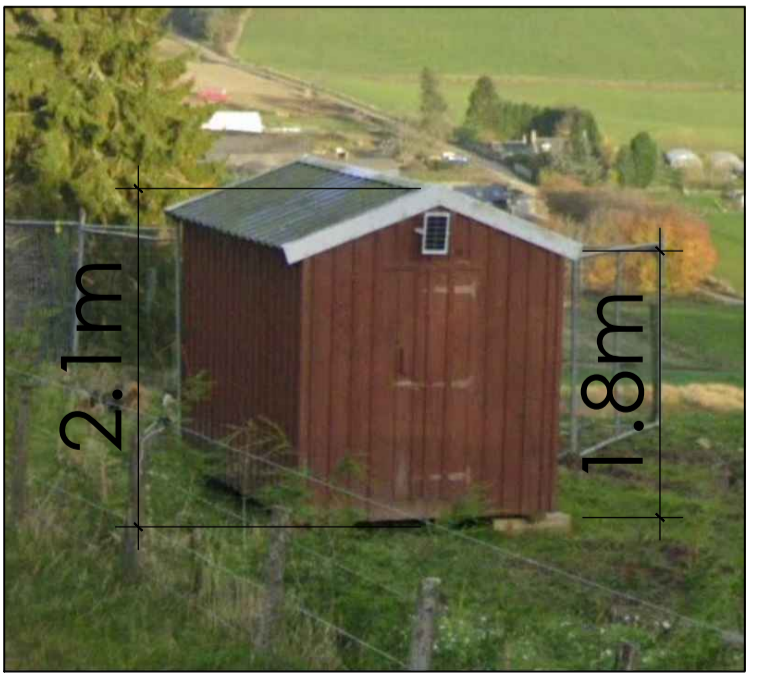
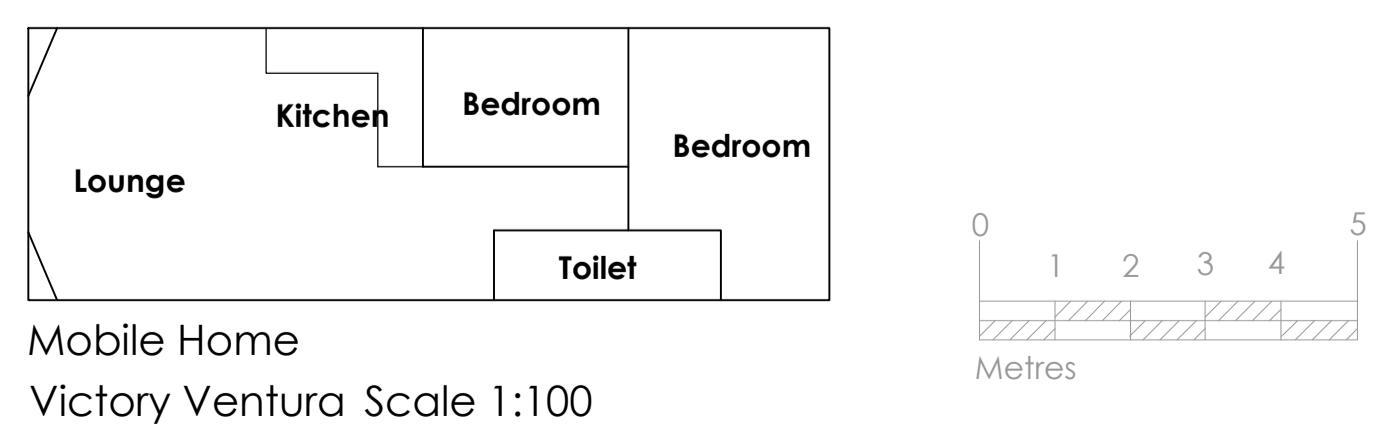
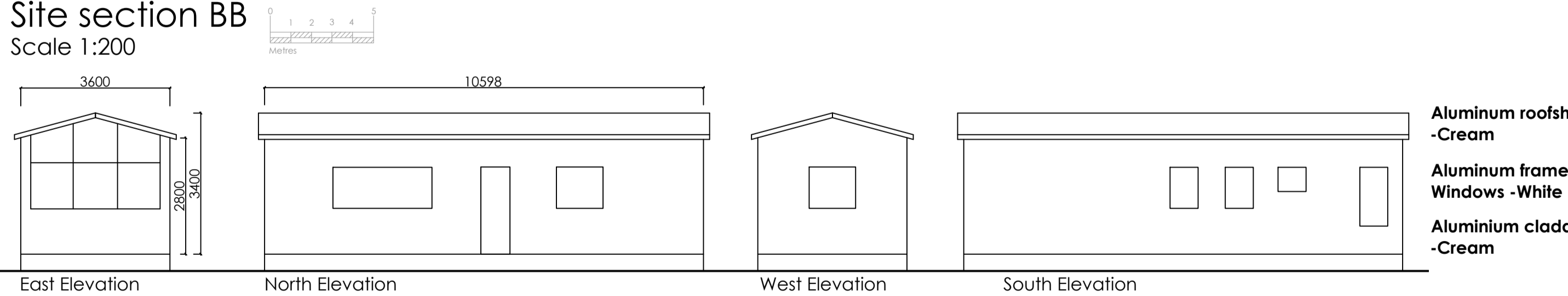
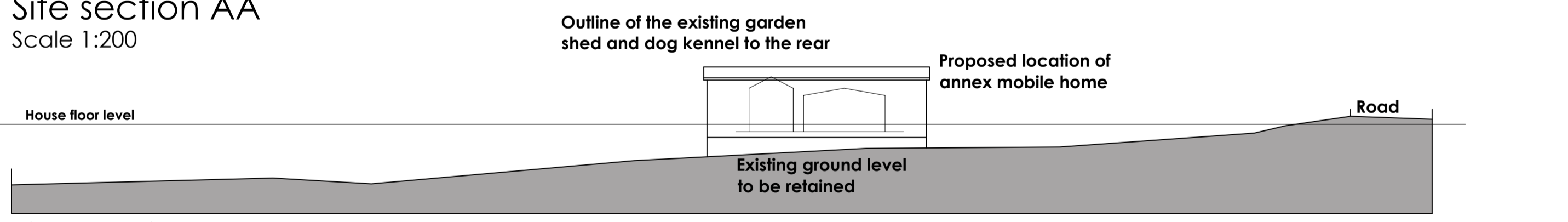
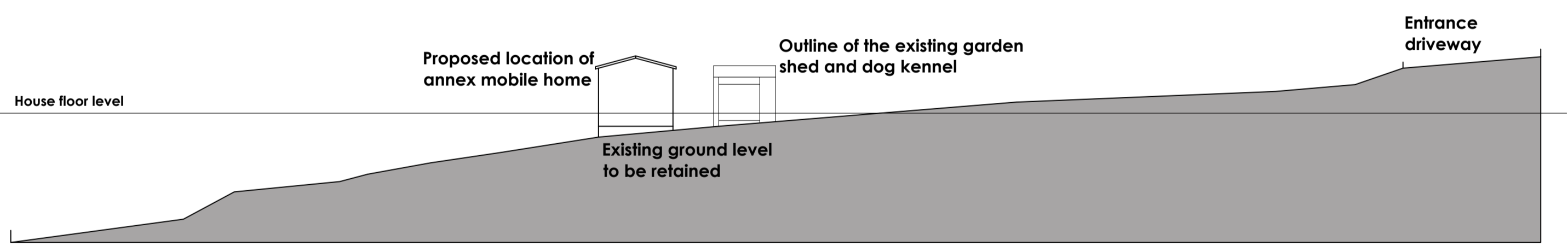
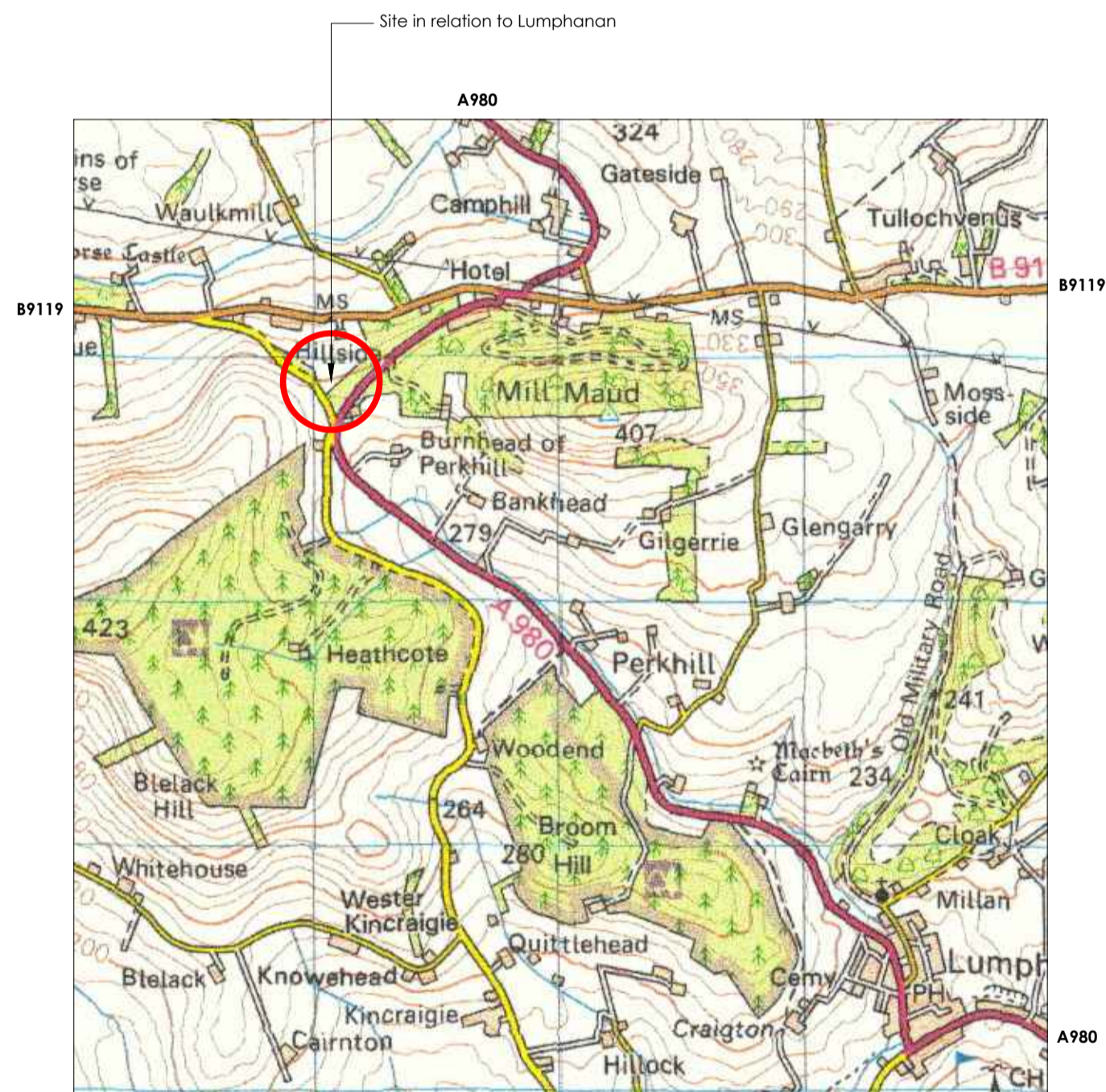
Our clients are finding that their home Hillies is just not large enough to accommodate the family / grandchildren staying over.

- After looking at a few options for locating the mobile home the following points where considered: -
- Proximity to road
 - Natural levels on site
 - Privacy
 - Easy access, parking / walking / snow clearing
 - Proximity to existing services.

The proposal is to locate a mobile home -Victory Ventura, behind the existing garden sheds, this will screen the mobile home from the public road, driveway and house. The ground level behind the sheds is relatively flat and lower than the driveway which helps keep the mobile home height down, while also reducing the amount of ground works required.

This location nestles the mobile home within the built up area between the dwelling, garage and sheds. While keeping it away from the roadside allowing the existing driveway, parking and paths to be used to access the proposed annex.

The mobile home can also be easily connected to the existing main dwelling services.



Hen shed 2.8x2.0m



Garden Shed 2.1x3.0m Kennels 1.9 x 3.9m

Retrospective planning for garden shed / dog kennel and hen house

Site adjacent to Hillies Lumphanan AB31 4RH

Erection - temporary ancillary accommodation

Site, Sections and justification

Date : Jan 2024
Scale : As Shown @A1
Drawn : PST

Drawing No.
2024-006/P01

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