

13/02/2024

1469 – Mains View Retrospective Planning Application / Change of Use Supporting Statement

This supporting statement is intended to accompany a series of drawings and photographs within the application for a change of use for the site from undesignated land to domestic garden.

Site Context

The site is located along the eastern boundary of Westhill amongst the relatively low-density residential area of Mains View. It is bordered on two sides by neighboring properties and their respective gardens, both of which including the proposed site lead to a common track which runs along the eastern boundary of the development. The site, from appearance, appears to be part of the wider masterplan in which glimpses have been left throughout the estate to form physical breaks towards the surrounding open landscape and beyond, as well as provide opportunities for access in the event of future development.

The site was purchased by our clients with a view to using the site as an additional amenity / garden space on the edge of Westhill. Previously, the site had been owned by another party who sought planning permission to build a dwellinghouse within the vacant gap plot. This application was withdrawn, and the land was subsequently sold to our clients. Prior to current ownership the land was vacant, with a grass verge terminating the road and paving arrangement along a boundary fence which has been shown to exist and been maintained since at least 2008, with a replacement fence being constructed sometime in 2022.

Proposal (Retrospective)

Communications between our client and Aberdeenshire Council confirmed that their site was currently unallocated land and therefore householder permitted development rights would not be applicable in relation to the alterations made. The site would therefore require a change of use application, alongside relevant drawings / information to support the application and bring the site under a domestic use classification.

The site as existing in its current state, has been maintained in the same manner as under previous ownership and has retained features such as its manicured grass verge / land within the boundary. The existing fence line has also been retained at the street level of the site, alongside an access gate used by No. 13 to paint their shared boundary fence. The areas that are to be proposed as part of the change of use application in retrospect are the areas at the bottom of the site which have been decked with timber boards, a post & beam roof structure providing cover to onsite storage sheds and areas of gravel borders which are intended to be used for planting / pots. The east boundary of the site has fencing along its perimeter which brings the site in alignment with the neighboring properties and tapers with the change in topographical height.

The proposals have been identified in drawing 1469-101, which give indication as to the arrangements of the site as currently exists and of which are proposed to be included within the change of use application. It is our client's intention to utilize the site as an allotted area of additional garden space for which they can maintain, and upkeep as done so under previous ownership. We have also attached photographs to support our application.

We trust that you will find this in order, however should you have any queries please do not hesitate to contact us.

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Supporting Photographs

- These images have been collected from Google Maps and accompanying client photographs previously submitted to Aberdeenshire Council.



01. Google Streetview, 2008. Manicured Verge & Fence Boundary Treatment (Above)



02. Google Streetview, 2022. Site appears well kept, boundary treatment undergoing replacement.

03. Google Maps, 2024. Aerial of site shows manicured grass & retained boundaries.



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