

SUTHERLAND DRAWING SERVICES

Proposed new house at

13a Dunnichen road Kingsmuir



Ref: 20-011 / Date: 6/4/24

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Project Particulars

Site address	13a Dunnichen Road Kingsmuir Forfar DD8 2RQ
Owner	Beverley Smith 21 Dunnichen Road Kingsmuir Forfar DD8 2RQ
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Site details

Description

The site is currently garden ground to No.13 Dunnichen Road. The existing house is located to the right hand side of the site (east) presenting a 'gap site' with spacing to the neighbouring property.

On site at present is a 6.4 x 6.4 metre plan double block work construction garage with a flat/low pitch corrugated sheeting roof which is 1.5 metres from the neighbouring boundary. Photos of the existing garage are highlighted on the existing plan drawing for information.

The front of the site has a macadam surface area for parking and turning which is accessed from an existing opening through the front boundary block work wall with drop kerb access to the main road.

Beyond the garage is a lower level garden lawn/vegetable area which leads to the rear boundary which has mature trees before the neighbouring agricultural land beyond the boundary. Side boundary to the neighbouring property which has a mature hedge for about 60% of the length from the rear and a block work wall providing screening from the front boundary. The proposed boundary to the existing house No.13 presently is open.

No.13 also has a secondary existing front boundary wall opening access which forms a pedestrian access directly in front of the house.

The existing house on site is a single storey cottage which has been extended to the front and rear. It is finished with a traditional slate roof, flat roofing, brown roughcast wall finish with Fyfe stone to the front sun lounge.

Both the existing house and proposed site are set at a lower level from the existing road.

Planning

The site currently has valid planning approval for this design Ref: 21/00141/FULL which expires 8 March 2024. This application seeks simply to renew this consent.

Ownership

The entire site was recently purchased by the applicant prior to which it has always been in domestic ownership.

Site and area appraisals

Context

Dunnichen road is a long linear main through road/street with housing set back from the road mostly with individual drive access/off street parking. The roof lines are predominantly parallel or hipped to the road.

To the rear of the site are mature trees which should be protected which separate the domestic properties from the agricultural land. The proposal is specifically located away from these and there will be no impact from building or servicing.

The neighbouring property to the west is set higher than the site level and is a 1 ¾ storey house with a high 2 storey rear extension with an east facing window overlooking the site. There is good distancing to the house from the boundary however. The existing No.13 property is a single level cottage property with only a kitchen window west facing towards the site and a sun lounge with windows which are blocked off out of use and proposed to be removed in a concurrent application.

There is an overhead service cable from the existing pole at the site entrance which will be re-routed by the applicant prior to any works being carried out and strictly in agreement with the service provider. There is also a street light standard located immediately at the site entrance providing good visibility.

The deep footpath depth and straight line road access in both directions provides excellent visibility which is already established.

Design principles

Planning

The proposal has already had a pre-application enquiry process carried out by the local planning authority and the points below and set out in relation to the feedback received.

The site is not allocated for another use, there would be no land use compatibility issues in this residential area and no provision would be required in terms of Policy TC3 for a single new house. The site is not allocated or protected for another use; and the proposal is consistent with the character and pattern of development in the surrounding area

The proposal is compatible with current and proposed land uses in the surrounding area; provides a satisfactory residential environment for the proposed dwelling; does not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and provides a long term family home offering flexible accommodation provision for future occupants.

The proposal subdivides a reasonably sized residential plot within Kingsmuir. Within development boundaries the principle of this type of development could be supported by the planning department in certain circumstances and the proposed dwelling in line within the existing building line adjacent to the site is in keeping with the pattern of development in the area.

The existing property to the east is 2 storey and the existing house on site to the east is a single storey. As such the proposed 1.5 storey room in the roof style design bridges between the two and strikes a balance to both. The proposed siting and ridge line to the front elevation is also in keeping with the Dunnichen road pattern and immediately adjacent properties.

Healthy trees and hedges exist and it is proposed that these should be protected and retained in order to remain in compliance with Policy PV7.

Design solution

Layout and siting

The layout of the proposed house has been put together to accommodate the long term needs of the family and future occupants. There are 3 bedrooms of varying size located on the first floor, leaving the ground floor with generous living space, all of which is accessible.

The lounge has been placed to benefit from south facing daylight and views/access to the rear garden, it also leaves space for the garage provision directly opposite the site access.

The kitchen, dining family space is set to the rear to allow private enjoyment of the garden and enjoyment of the mature trees and hedge at the rear of the site. The front element of the house will also act as a partial noise barrier to the road.

The bedrooms are within the attic space on the first floor which should enjoy natural lighting by roof windows and separation from the living space below.

The house has been sited in line with the existing original cottage on site with the same roofline parallel to the road. A rotated house design perpendicular to the road, which was sympathetic to the site shape was considered but after consideration of planning requirements and pre-application feedback, this was ruled out.

Privacy from the neighbouring property to the west is already comprehensive by way of a barrier mature screen hedge and to the east a new 1.8m high timber fence is proposed to separate it from the existing cottage on site.

The proposed house vertical impact creates a bridge between the house to the west and existing house to the east being slightly higher than the existing house ridge line and well below the house to the west. It is proposed to have the floor level matching the existing cottage on site.

Sustainability

It is proposed to create a sustainable property in terms of long term use, energy efficiency and fabric used.

The house size is suited to various family types in the long term ranging. There is scope for future garage conversion should a ground floor accessible bedroom or space for home working be required also. This should ensure a flexible property on site for the future.

The proposed house is designed to be accessible with easy access from the street and parking area, all on the level with no step barrier to the front main access door.

The proposed heating system for the property is by electric air source heat pump. This has great efficiency levels of up to 300% and can be further improved upon by solar panel input in future should funds allow. This system will also handle the hot water needs and all lighting to the property will be of a low energy type.

The construction of the house will be highly insulated timber frame and masonry weather skin which is a proven and efficient system. The roof and floor slab will also be well insulated ensuring maximum heat retention from the heating system. This will also minimise overheating in the summer months and the need for any cooling. Material will be supplied from sustainable sources as much as possible and it is important that they are of a low maintenance nature to ensure longevity and minimal cost and risk in works in future.

Servicing

The site is currently serviced by way of the existing house No.13. However, given that we are proposing a new separate property, a new electric and telecommunication service feed specific to this property will be installed. In order to minimise disruption to the existing road and pavement and ease construction and cost, it is proposed that disconnecting access chambers be installed on site with tails connecting to the existing No.13 sewer foul and

surface water connections/outfalls. This is simplified by virtue of single ownership of the land but will be subject to Scottish Water approval. A new water supply will be applied for as would be necessary.

Existing house No.13

In undertaking the above proposal the existing house will need to have separation created and a new individual access. This is being addressed by way of a new boundary and fence being put in place and a concurrent application is also submitted to address the issue of access and also some modernisation which is needed to bring the house in line with modern family living requirements. It is also intended to utilise similar external finishes to the existing house to help with continuity. Please refer to this application for more information as required.

End
