

Outline Planning Application Support Statement Rev A

Roaston Farm,
Kirkmichael,
Maybole,
KA19 7JY

Applicant: Mr John Connolly

Proposed New Dwelling



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SUMMARY AND BACKGROUND

The following information is provided as a short support statement to supplement the drawings provided and set out the background and proposals as part of an outline planning application.

The Connolly family is a generation of farmers at Roaston Farm, who currently reside in the dwellings within the site. Mr John Connolly lives on the farm along with his parents. The plan is to accommodate the successive generations on the farm, therefore we are proposing an additional dwelling on the family land.

The ownership extends beyond the red line site identified in the location plan by a further 120 acres of adjoining fields.

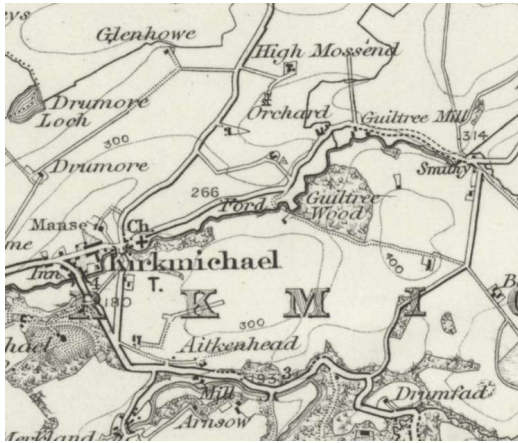
The farm is located less than a mile from the village of Kirkmichael. This lies just over 4 miles along the B7045 from Maybole, which is in the centre of South Ayrshire. The site has excellent transport links to the A77 and beyond.



Site location

SITE HISTORY

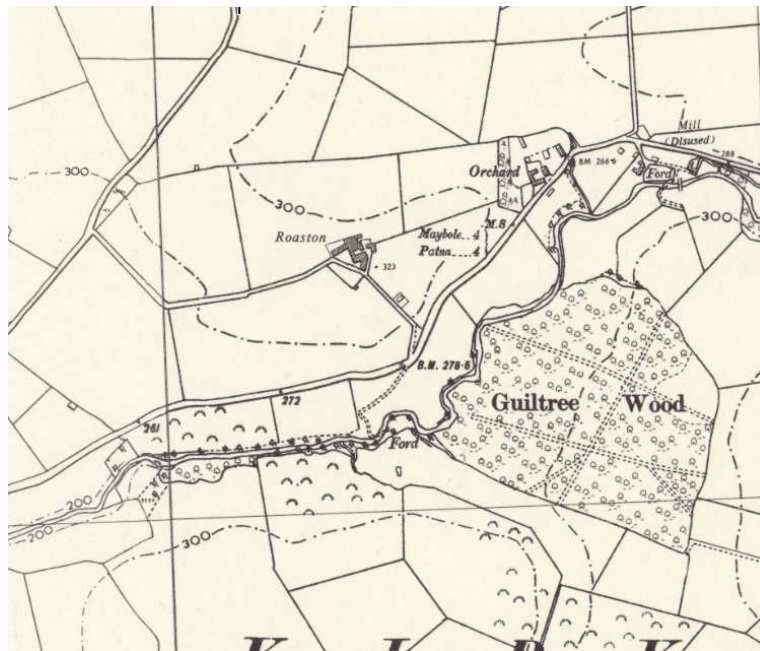
The historical map below shows Roaston Farm evolving over the years. The farm building itself has enlarged through time and records show the evidence of the neighbouring cottage dating back to the late 1960s. The fields around the farm are still predominantly used for agriculture production and will be for the foreseeable future.



1888-1913 map



1945-1965 map



1971 map

PROPOSALS

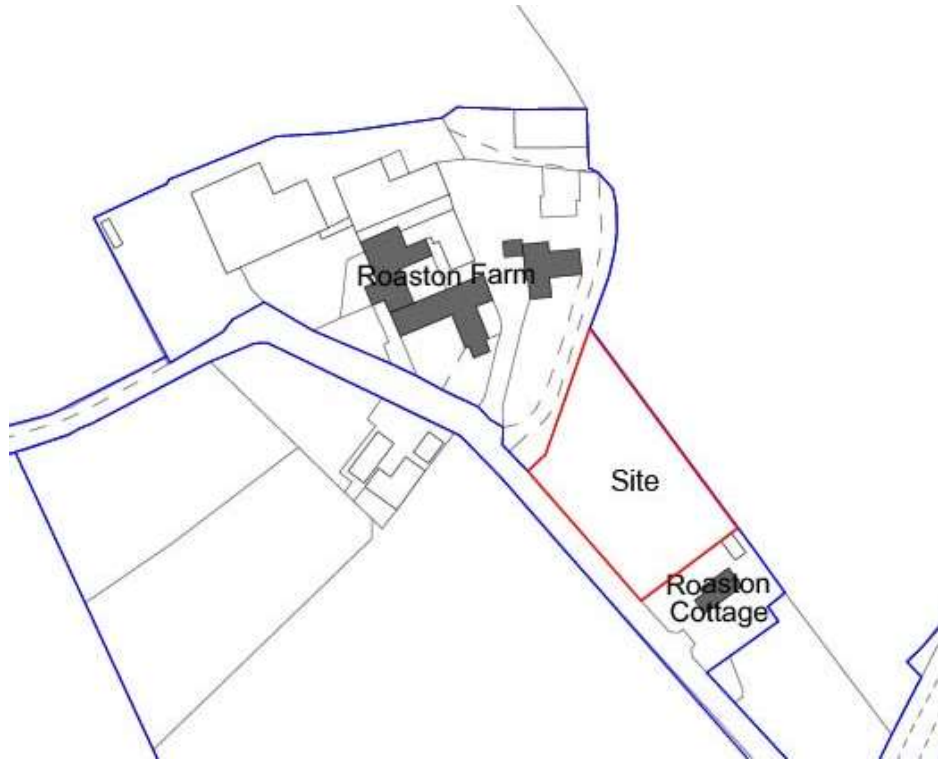
The proposal seeks to build a two storey dwelling on empty land next to the main farm, and become incorporated within the existing farm building cluster. The design and scale will be of the same character as the surrounding dwellings. The building is located off the main access road leading to the farm cluster houses and adjacent to Roaston cottage. The proposed dwelling will have a separate access road which will lead to a parking area within the curtilage. To the rear will be a landscaped area with external decking overlooking the surrounding fields including planting, amenities and a refuse area.



The supplementary planning guidance document for rural housing refers to the LDP policy which states that new housing in the country may be supported where:

Additions to 'clusters' i.e. where there are existing groups of houses and extensions to small settlements:

- 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.
- 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.



Block plan of 'cluster' houses

The proposals have been considered against the wider policy context and take into consideration the supporting information as part of this outline planning application. It is considered that the proposed development is in accordance with the relevant policy framework, as it forms part of the existing cluster and relates to the existing neighbouring density, form and scale.

A key consideration is that the proposed development would allow our client to remain on the farm to support his parents and carry on the farming business which aligns with the guidance contained within the LDP strategy. As Mr Connolly is the next farmer to carry on the family business, it is hoped that the nature of the proposals could be supported and encouraged by South Ayrshire Council.