

DESIGN STATEMENT

Client - Ms J Maxwell

Site Address – Cottage of Clunie, Forneth, Blairgowrie, PH10 6SG

Project – Redevelopment of Existing Garage/Outbuilding to form Ancillary Dwelling House



Existing Garage Outbuilding as viewed from Northwest

Background

This application proposes the formation of 1no. dwelling house adjacent and ancillary to the existing dwelling at Cottage of Clunie.

The dwelling will be a room in the roof (storey and a half) 2-bedroom house, The proposal would include partial reuse of the existing building to the rear where the wall acts as a retaining structure to the existing garden ground, it is not currently foreseen that the remainder of the building will be structurally suitable for conversion.

However, the proposals will be scaled that the development being similar to the existing garage in height, massing and finishing materials all largely to match existing, whilst respecting the character and amenity of the existing adjacent house at Cottage of Clunie.

Improvements are proposed to the existing onsite services infrastructure provision (septic tank, drainage etc.), and will harness sustainable design principles maximising the use of renewable energy source including Air Source Heating & Solar Roof Panels.



Frontage at Cottage of Clunie

Proposal

The redevelopment of the garage outbuilding is intended to remain sub servient in scale and mass to the existing building at Cottage of Clunie with the proposed roof lines positioned as existing, this is intended to avoid the dwelling having an imposing visual impact from the local public road. Roof finishing materials are to be slate to match existing, whilst new window apertures will reflect the size and finishing appearance of those in the main house. There is an intention to use smooth render, painted to match the existing dwelling also.

With regards to the residential amenity, the new dwelling shall utilise an area of the existing hardstanding area to the western frontage to form an access path and 2 car parking spaces with the remainder of the site forming grass lawn and patio terracing to the north and east of the dwelling, Please refer to the proposed site plan for further clarification.

As the proposed dwelling is to be positioned to the 'north' of the existing dwelling this negates any possible overlooking or overshadowing to Cottage of Clunie, whilst at the same time also securing privacy for the occupants of both dwellings.

Justification

With regards to compliance with the relevant clause RD3 of Policy 19 - housing in the countryside. We would seek to achieve compliance with the following subcategories: -

(1) Building Groups

An existing building group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. In this case, the proposed development along with neighbouring buildings of the existing telephone exchange and Cottage of Clunie can be considered as a building group of 3 no buildings. The telephone exchange is a single storey gable roof building which has a footprint of approximately 50m2 which could be interpreted that it could accommodate a small cottage type dwelling, with eaves and ridge heights similar to that of a single storey dwelling also. As a direct comparison the garage to be converted has a footprint of approximately 52m2.

(2) Infill site

By defining the telephone exchange as a building which is comparable to that of a traditional cottage, the proposed site can be deemed to be infill between the aforementioned and the existing dwelling at Cottage of Clunie.



Telephone exchange Building – North Facing



Telephone Exchange - West Facing



Rear Of Existing Garage – viewed From Northeast



North Gable – Cottage of Clunie.

Further Justifications –

Personal Circumstances

The proposed self-contained dwelling is intended be ancillary to the existing main house at Cottage Of Clunie which currently acts as the Maxwell family home.

There is no intention for the new dwelling to be sold, rented long or short term or act as a guest accommodation.

The sole purpose is to provide the applicant, whom has been diagnosed with a number of conditions including autism and depression the opportunity and freedom to live within her own home, whilst having the benefit of having immediate family support as needed in the adjacent property.

Furthermore, please also refer to the supporting letter from the applicants GP Dr Benedict Tattersall as attached for further reference to this.

Phosphate Mitigation

With the intention being that Ms Maxwell reside in the ancillary dwelling, in lieu of the existing dwelling house, there would be in fact no increase in occupancy to the site at Cottage Of Clunie overall, other than when the applicant has occasional guest visit.

As a result of this, the resultant impact on the Lunan Loch Catchment area of the Blairgowrie Lochs Special Area of Conservation from phosphorus outfall from the site would be neutral in comparison to the current circumstances and such would not contravene Policy 45A and the need for additional phosphorus mitigation requirements.

Wildlife Habitats

In accordance with Policy 41, biodiversity of the Perth & Kinross Local Development Plan 2 2019, Ecology surveys for the potential of roosting bats and breeding birds within the existing garage building have been undertaken on the 1st May 2023 and also on the 10th May 2023, it should be noted that no bats or breeding birds were recorded within the report and as such no ecological constraints would be required proceeding to any works being undertaken.