

APPLICATION SITE OUTLINED AND HATCHED IN RED
 AREA OF APPLICATION SITE 0.5851 HECTARES
 OTHER LAND OWNED BY APPLICANT OUTLINED AND HATCHED IN BLUE
 AFFECTED NEIGHBOURS TO THE APPLICATION SITE ARE NOTED A, B, C, D, E, F, G, H, J AND K

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1A | DEVELOPMENT SUBMISSION PROPOSAL

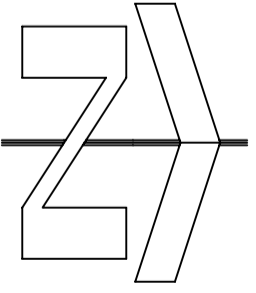
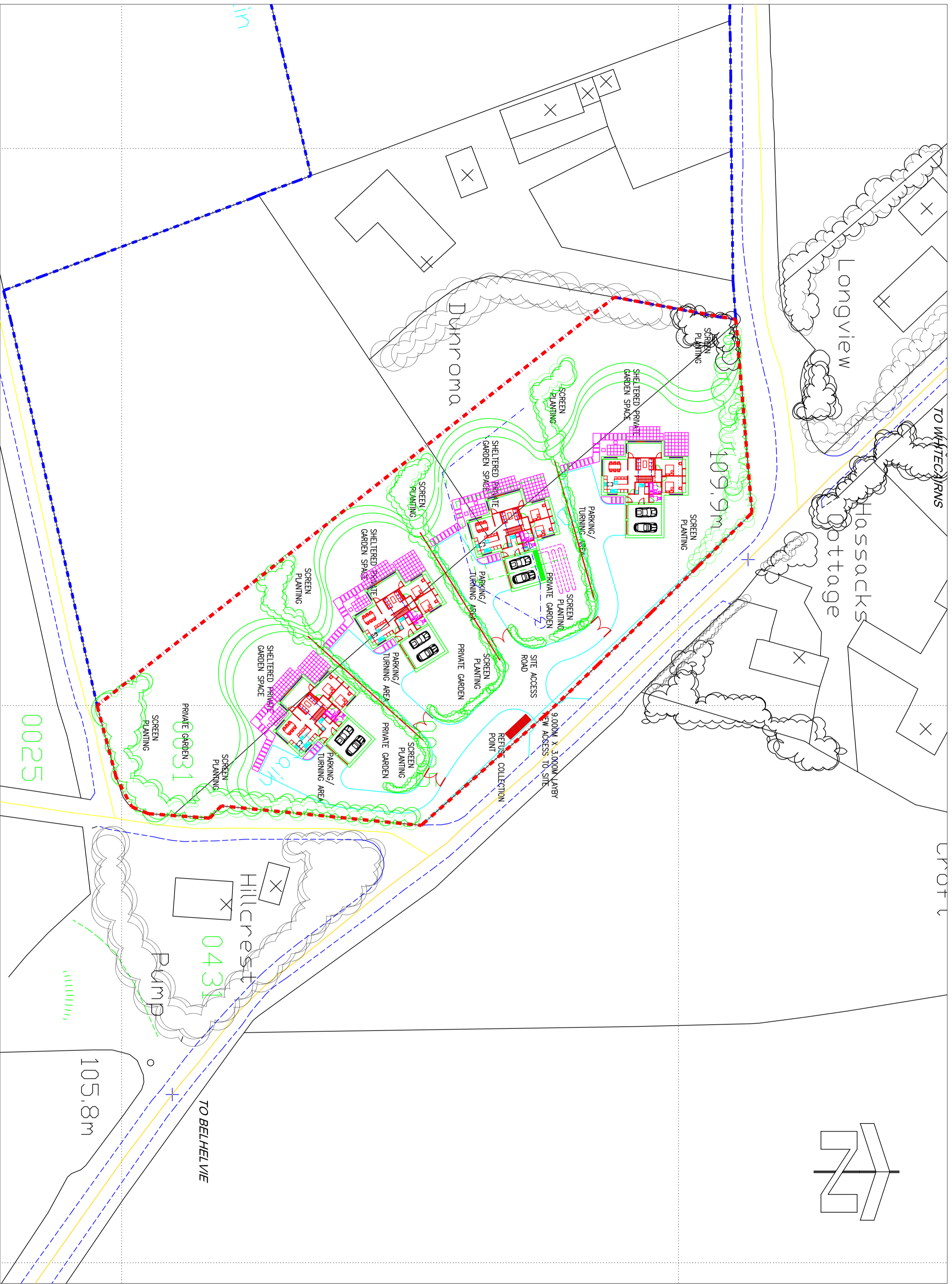
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MR AND MRS C DUNSMUIR
 DUNROMA, WHITECAIRNS, ABERDEENSHIRE AB23 8UJ

RESIDENTIAL DEVELOPMENT
 SITE LOCATION PLAN

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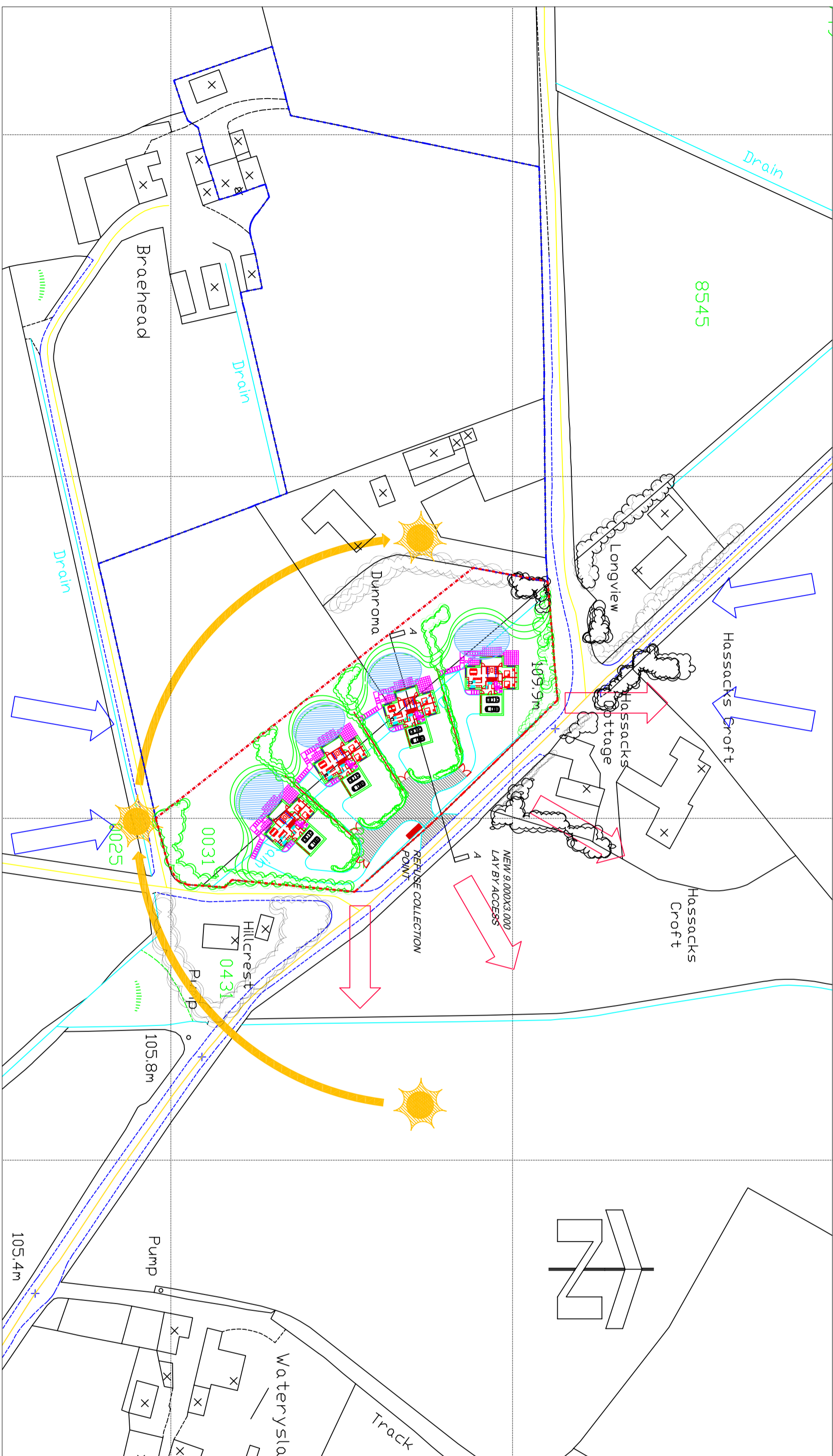
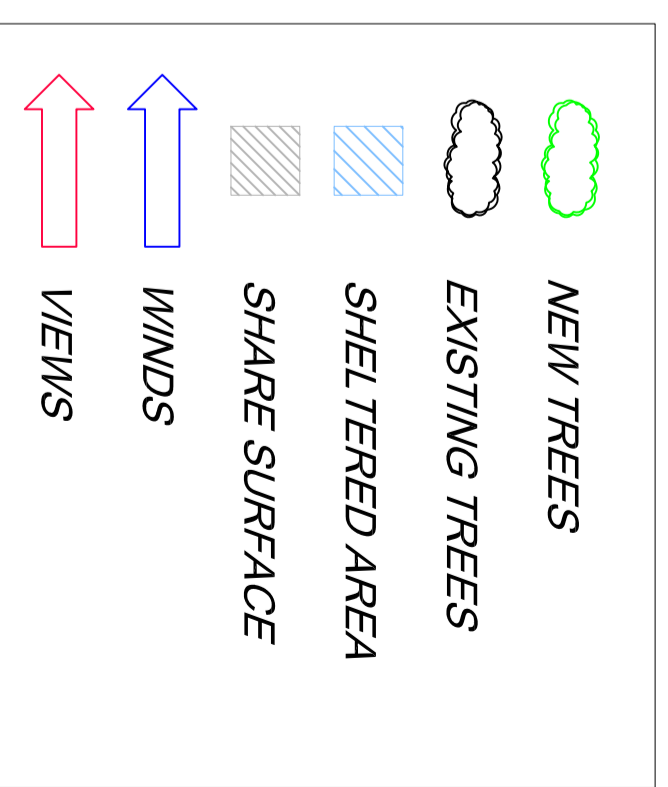
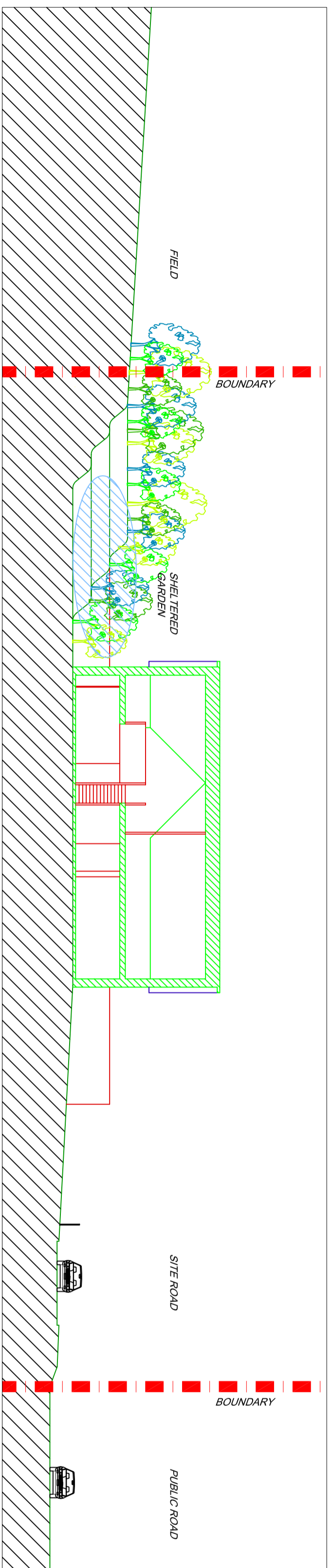


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MR AND MRS C DUNSMUIR
 DUNROMA, WHITECARNS, ABERDEENSHIRE AB23 8JU
 RESIDENTIAL DEVELOPMENT
 SITE LAYOUT PLAN
 1-500

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IA | **DEVELOPMENT SUBMISSION PROPOSAL** | **15/11/18**
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 MR AND MRS C DUNSMUIR
 DUNROMA, WHITECARNS, ABERDEENSHIRE AB23 8UJ
 RESIDENTIAL DEVELOPMENT
 SITE ANALYSIS AND SECTION
 1-1000, 200

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Balmedie – Dunroma, Whitecairns

Planning Application Supporting Statement

**DRAFT TO BE READ IN CONJUNCTION
WITH ARCHITECT'S DRAWINGS**

Balmedie – Dunroma, Whitecairns

Planning Application Supporting Statement

Bruce & Partners (Edinburgh)
18 Walker Street
Edinburgh
EH3 7LP

Tel: 0131 226 9270

Fax: 0131 226 9279

Email: info@planningscotland.co.uk

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1.0 Introduction

Location and Setting

- 1.1 It is proposed to build four new dwellinghouses within an existing countryside building group on a site adjacent to ‘Dunroma’, Whitecairns.
- 1.2 Currently there are seven dwellings forming a cohesive group in this location. The proposed site lies to the centre of this grouping, and thus offers an opportunity to consolidate this small settlement while ensuring that it does not spread into the surrounding countryside or cause coalescence.
- 1.3 The site lies within easy walking distance (less than 1mile) of Belhelvie and approximately 2 miles (moderate walking or easy cycling distance) from Balmedie. Both Belhelvie and Balmedie are designated as Rural Service Centres in the extant Aberdeenshire Local Plan. Additional housing in this location would therefore be sustainable and would consolidate and support local services and the local economy.

Design Principles

- 1.4 The four proposed new dwellings are to be constructed to a high quality modern design that nonetheless makes careful and appropriate reference to the existing building group in terms of style and materials. The four-bedroom dwellings are to be 1 ½ storeys in height. Each new dwelling will have its own generous plot, though care has been taken to ensure that plot size is not out of proportion with those of existing dwellings within the building group. Access is to be short and informal as befits the semi-rural setting.
- 1.5 The privacy of each plot and of existing dwellings is to be protected and enhanced by means of existing established shrubs, trees and hedges supplemented and augmented by new planting using appropriate native species. Existing and new planting will ensure that the new dwellings sit well within the rural landscape setting and also ensure shelter from prevailing winds.

1.6 The proposed dwellings are to be built according to the very highest principles of green, energy efficient and sustainable development. Green design features are to include:

- Orientation for high solar gain
- Planting using native species to provide shelter from prevailing winds
- Ground source heat pumps
- High “u-value” windows and glazing
- High levels of insulation as appropriate
- Natural ventilation
- Rainwater harvesting from roof and driveways, storage, filtering and recycling
- Grey-water storage, filtering and recycling

Planning context

1.7 Section 25 of the Town & Country Planning (Scotland) Act (1997) states:

‘where in making any determination under the Planning Act, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise’.

1.8 Section 37 (2) of the Town & Country Planning (Scotland) Act 1997 states:

‘In dealing with [an] application [for planning permission] the authority shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations’.

1.8 The site and proposed development fits with the following elements of the relevant extant Structure Plan and Local Plan, and the following elements of national planning policy which are also material considerations.

2.0 The Development Plan

Aberdeen and Aberdeenshire Structure Plan 2001-2016 (NEST June 2002):

2.1 *Policy 12 - House building in the Countryside beyond the Green Belt:* stipulates that such development as is permitted in the countryside should be *'in the interest of local needs, local economic development and services'* and *'must be of the highest quality particularly in terms of siting, scale, design and materials'*.

2.2 *'The strategic planning interest is to maintain and enhance the quality and integrity of the countryside...[however] the detailed control and siting of new development is primarily a matter for local plans'*.

234 Policy 12 also states that *'all new development in these areas should respect certain basic principles, which might be best expressed in design guidance as illustrated by the Planning Advice Note 36, Siting and Design of New housing in the Countryside.'* PAN 36 has now been superseded by PAN72 – Housing in the Countryside (see below).

2.5 *Policy 20 - Built environment and archaeology:* stipulates that: *'All development should be of good design quality...'*

'Modern architecture can be designed to fit most contexts and good innovative design [should] be encouraged'. (4.12)

2.6 Policy 20 recognises that:

'Good design in new development can...make buildings or even whole new developments more energy efficient [and]...can therefore make an important contribution to sustainable development'. (4.12)

2.7 *Policy 21 – Design:* encourages local authorities to promote:

- *Environmentally friendly layouts;*

- *Energy efficient designs;*
- *Thermally efficient buildings;*
- *Habitat enhancement;*
- *Mixed use development where appropriate;*
- *The use of sustainable materials; and*
- *The adoption of 'Lifetime standards' by the developers.*

Aberdeenshire Local Plan (ALP adopted 2006)

2.8 The ALP (Appendix 1, Section 6: Housing Design in the Countryside) suggests the following design guidelines for new housing in the countryside within the Aberdeenshire Housing Market Area:

- The site should sit well in the landscape and respect the landform;
- Walls, established trees and shrubs should be retained where possible (especially on boundaries), giving character to the development;
- New landscaping should supplement existing natural vegetation, using native species;
- Access should short, informal and should not dominate the site;
- The domestic curtilage should be sufficiently large to accommodate the house, garaging, access and turning space to be provided etc. but not excessive in relation to existing curtilages in the surrounding area;
- Especially careful thought should be given to the choice and use of materials;
- Traditional rural materials should be used, such as timber for outbuildings and garaging; and

- Boundary walls and fences should be rural in character.

3.0 Material Considerations

SPP1 The Planning System (November 2002)

3.1 SPP1 (paragraph 7) includes the following ways in which planning should encourage sustainable development:

- *encouraging energy efficiency through the layout and design of development*
- *considering the lifecycle of development from the outset; and*
- *encouraging prudent use of natural resources*
- *supporting better access by foot, cycle and public transport, as well as by car*

SPP3 Planning for Housing

3.2 SPP3 (paragraph 53) indicates that *'proposals for sustainable residential development using innovative, energy efficient technologies with particularly low impacts on the environment may be acceptable at locations where more conventional buildings would not'*.

3.3 Paragraph 55 indicates that *'the aim should be to promote development that supports the rural economy and local services, promotes rural regeneration, embodies the principles of sustainable development, and enhances the rural environment'*.

SPP15 - Planning for Rural Development (February 2005)

3.4 SPP15 *'advances policy in respect of small scale rural housing developments including clusters and groups in close proximity to settlements, replacement housing, plots on which to build individually designed houses, and holiday homes. The overall message is that there is considerable scope for allowing more housing developments of this nature'* (paragraph 18).

3.5 SPP15 sets out the following reasons why local authorities should adopt a supportive approach to new housing in the countryside:

- New housing in the countryside can *'help keep land prices down and allows a wider range of people to access the market'* (paragraph 21).
- *'There is an unmet demand for plots on which unique, individually designed houses can be built in rural locations'* (paragraph 22).
- *'The availability of new, originally designed housing and plots should help encourage entrepreneurs and investors to live in rural Scotland and to start new businesses'* (paragraph 22).
- *'Local contractors using local materials should often be able to benefit'* (paragraph 22).

PAN72 - Housing in the Countryside (February 2005)

3.6 PAN72 advises that 'Housing related to existing groups will be preferred to new isolated developments; The groupings should not be suburban; They should be small in size and sympathetic in terms of orientation, topography, scale, proportion and materials to other buildings in the locality. They should take account of sustainable development criteria in location and infrastructure needs.' (Page 7, paragraph 4).

4.0 Conclusions

- 4.1 In accordance with Section 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, we conclude that the proposed development meets the requirements of the NEST Structure Plan (2002) and that the proposed development is also consistent with the relevant parts of the Aberdeenshire Local Plan (2006).
- 4.2 On balance, we believe the proposals are therefore consistent with the terms of the Development Plan.
- 4.3 In respect of other relevant material considerations, we would suggest that the proposed development complies with current government guidance contained within SPP1 – The Planning System (2002), SPP3 – Planning for Housing (2003), SPP15 – Planning for Rural Development (2005) and PAN 72 – Housing in the Countryside (2005), as described above.
- 4.3 On balance therefore, we feel the proposals can be supported, subject to any detailed design alterations in the light of public feedback received during the formal application consultation process.

5.0 Recommendations

- 5.1 We respectfully recommend that the proposed development for four new dwelling houses near Belhelvie in Aberdeenshire is recommended for approval by Aberdeenshire Council, given its consistency overall with the terms of the Development Plan. We are happy to consider, and indeed positively encourage further feedback through the consultation process, following the submission of this detailed application, in order that the proposals, so far as reasonably possible, can be made consistent with the views and aspirations of the local community.

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5 November 2008.

DUNROMA, WHITECAIRNS

PROPOSED RESIDENTIAL DEVELOPMENT.

DESIGN STATEMENT

PROPOSAL

To carry out a small scale private residential development on vacant land at Dunroma, Whitecairns.

SITE

- The development site is an agricultural field currently used for grazing horses.
- It is bounded on the North East by the public road leading from Belhelvie to Whitecairns, to the south by a private track leading to Braehead, to the North by a private track leading to Dunroma and to the west is bounded partly by agricultural land and partly by the garden ground of Dunroma.
- It slopes gently towards the public road.

SERVICES

- A public water supply is available.
- Electricity is close to the site
- A public bus service passes the site
- A school bus service passes the site.

SURROUNDING BUILDINGS

- Dunroma and Longview are single storey modern bungalows with shallow pitch roofs.
- Braehead is a traditional farmhouse and steading, the steading having recently been converted to residential accommodation.
- Hillcrest is a single storey house with traditional pitch slated roof.
- Hassacks Croft is a traditional one and a half house storey house, with pitched slated roof.

SURROUNDING BUILDING MATERIALS AND FINISHES

Dunroma, Longview:

Walls: Drydash, colour white
Roofs: mixture of (approx 25-30') pitched tiled roofs.

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Braehead:

Walls: Masonry.
Roofs: traditional pitched (approx 40-45') slated roofs.

Hassocks Croft:

Walls: Drydash, colour buff.
Roofs: traditional pitched (approx 40-50') slated.

Hillcrest:

Walls: painted wet dash harling, colour white
Roofs: traditional pitched (approx 40-50') slated, hipped ends.

DESIGN CRITERIA

The design requires to take cognisance of the following:-

- Cold winds from South sweeping across Aberdeen Bay
- Views to sea.
- privacy of adjacent properties, distance between windows, overlooking of garden areas.
- overshadowing of adjacent properties.
- privacy requirements of new properties.
- varying scale of existing buildings.
- range of finishing materials of adjacent buildings.
- varying character of adjacent buildings.
- drop in levels across site.
- access to site from adjacent public roads
- need to keep areas of mutual ownership to a minimum to minimise common maintenance contracts.
- private amenity space for each house.
- need to screen vehicle parking areas

DESIGN SOLUTION:

The key points of the design are as follows:-

- houses are highly insulated and will be equipped with solar panels and ground source heat pumps.
- rainwater will be harvested with surplus to soakaways.
- grey water will be recycled.
- foul water is treated by batch reactor treatment plant with outfall to soakaways.
- houses are orientated to take advantage of views to sea.
- main areas of glazing are to the south and west for passive heat gain.
- houses located to allow screen planting between houses and road.
- privacy distances between new and existing windows has been respected.

Page 2 of 3

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Silverbank, North Deeside Road, Banchory, Kincardineshire, Scotland. AB31 5YR.

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- overshadowing of adjacent properties has been avoided.
- existing access to public road to be upgraded to provide access to new properties
- garden areas sculpted out of sloping ground to provide sheltered amenity areas for each property.
- houses are designed in a modern contemporary manner that respects traditional lines and scale with one and a half storey and 45' pitch roofs.
- design has strong geometric shapes to reflect and respect traditional building forms.
- design has strong vertical proportioned windows to reflect traditional window form.
- each property has screened and sheltered private amenity space

Materials:-

- walls are finished in stained timber boarding and wet dash harling.
- Slated roof
- Stained timber to fascias, soffits and timber components.

External finishing materials have in the main been selected to reflect the traditional materials of the surrounding buildings. Timber has been introduced into the design, firstly as being a sustainable building material and secondly as a material which will give the houses individual character and presence.

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1

Name of proposer:

Matthew W Merchant, Chartered Architect

Date: 4 November 2008

Postal Address:

Silverbank

North Deeside Road,

Banchory AB31 5YR

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

To comply with the data protection Act 1998 this information will not be made public

The site and your proposals

S1

Under what name would you like the site to be identified?

Dunroma, Whitecairns.

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2 Have you provided a map showing the exact boundaries of the site you would like considered?

S3 Yes No

Please provide the National Grid reference of the site

393976/818362

S4 What is the current use of the site?

Vacant Land

Has the land been built upon before (Brownfield Land)? Yes No

Is there any suspicion that the land is contaminated? Yes No

If yes Please provide a statement of the nature and extent of the contamination suspected
Statement attached

S5 What use(s) do you propose for your site?

Residential

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

Anticipated that development will be phased over two years to accommodate demand.

S7 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

4 no individually designed four/five detached family homes incorporating energy saving design and best principles.

If you have a design statement or other details about what you would like to see on the site, please include it.

S8 If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

Please make sure the area of land proposed for business use shown on the site plan.

S9 If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Please continue on additional sheets as required.

The wider area

A1 Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

See Design Statement and Supporting Statement

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes
No

If you have undertaken a site assessment please provide details

Statement attached

The Code for Sustainable homes or www.index21.org.uk provides guidance on this issue

Effect on the community

C1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes
No
Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More
25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?
 See Design Statement and Supporting Statement .

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
	Please tick appropriate box		
Local Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
School transport			

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

C5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at :

- C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

Other information

- O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

See Design Statement and Supporting Statement

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.

- The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
 - This data will potentially be disclosed worldwide (via publication on Internet)
- By completing and submitting this form, you are consenting to the above processing.

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5 November 2008.

**Policy Planning Team and Environmental Service,
Woodhill House,
Westburn Road,
Aberdeen AB16 5GB.**

Dear Sirs,

**Mr and Mrs C Dunsmuir, Dunroma, Whitecairns.
Submission of Development Proposals**

We enclose for your attention the following:-

PDF copies of Proposal Submission Form
PDF Copies of our drawing nos 1086-001 rev A, 002 rev A and 050 rev A.
PDF copy of BLUE Balmedie Supporting Statement
PDF copy of MWM Design Statement

If additional information or clarification on any aspect is required, please contact us.

Yours faithfully,

Matthew W Merchant.