

LRB-2023-17 – 22/01942/IPL – Residential development (in principle), land 50 metres south of Strawberrybank, Longforgan

PLANNING DECISION NOTICE *(included in applicant's submission, pages 627-628)*

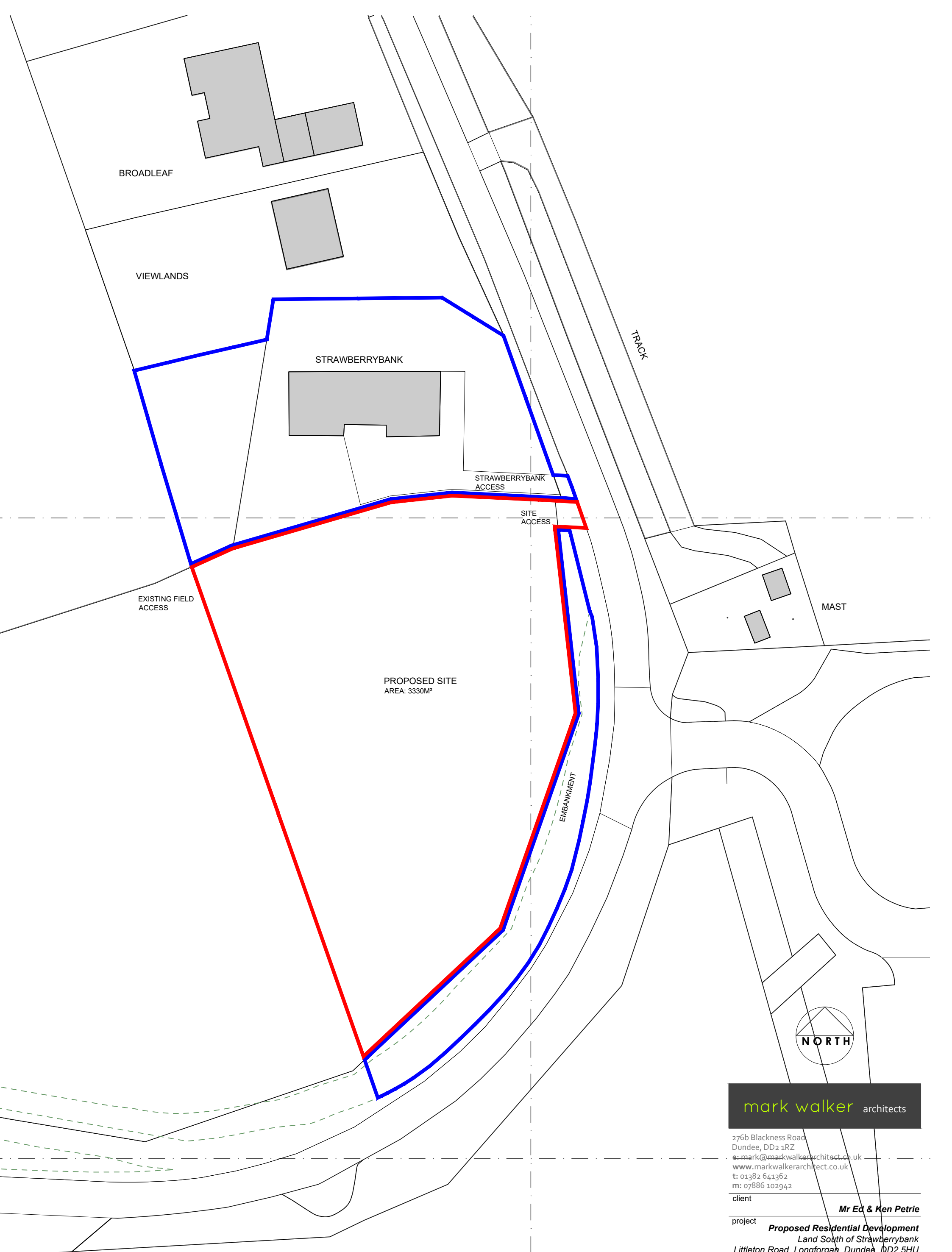
REPORT OF HANDLING *(included in applicant's submission, pages 628-636)*

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 626 and 659)*

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client **Mr Ed & Ken Petrie**
 project **Proposed Residential Development
 Land South of Strawberrybank
 Littleton Road, Longforgan, Dundee, DD2 5HU**
 drawing title

		Existing Site Layout Plan	
job no.	drawn	date	
726	mw	24/06/20	
dwg no.	rev	scale	
001		1:500 @ A3	

EXISTING SITE LAYOUT PLAN
 0 1 2 3 4 5 6 7 8 9 10M 15M 20M
 SCALE



Planning Statement

in support of

**Planning Permission in Principle for Residential Development (2 houses), Land South of
Strawberrybank, Old Littleton Road by Longforgan**

On behalf of

Mr E Petrie and Mr K Petrie

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1. Introduction

1.1 Overview

The Planning Statement is lodged in support of an application for planning permission in principle for residential development of 2 houses on land south of Strawberrybank, Old Littleton Road, by Longforgan.

The site is located to the south of a group of houses based around Old Littleton Road and an unclassified road to the north. The site benefits from excellent links to the A90 and beyond. It is considered that a small development within this clearly defined site would continue the development pattern of the area, with no loss of amenity for the existing residents.

While the current application seeks planning permission in principle at this time, the intention is to construct two houses orientated south, all set within their own generous garden areas. Access to the site will be taken from the existing access to the east. The house designs will be subject to the approval of the Planning Service of Perth and Kinross Council, however, will be of a scale and nature appropriate to the location reflecting the houses in the immediate area.

It is considered that the proposal complies with the current planning policies of the Scottish Government and Perth and Kinross Council.

1.2 The Applicant

The applicant neighbours the site to the north. The field subject of the current application has been in the ownership of the family for many years. The site has no current use and given its size and separation from any farm unit there is no prospect that the field will be useful for an agricultural use.

2. Site Appraisal

2.1 Site Description

The application site measures XX metres and comprises a roughly triangular shaped and self-contained field. The site has long established boundaries, comprising existing residential property to the north and Old Littleton Road to the east and south. To the west is an established mature hedge which separates the field from the adjoining land. To the east and south the boundary of the site is defined by an existing bank and hedging ensuring that the site is unseen from the road. Access to the site is from an existing field access to the north east.

The surrounding area comprises an existing L shaped row of properties, comprising a mix of house types and ages which runs north/south following the line of Old Littleton Road. The existing houses are of a low density all set within attractive large gardens areas. There are examples of recent infill development along the road frontage.



Application site to the south of the existing building group



Existing access to Old Littleton Road



East boundary of the site defined by existing bank and hedging.



Recent infill development on Old Littleton Road

3. Planning History

A pre-application enquiry Ref 20/00235/PREAPP was provided on the 29th June 2020. This set out the relevant policies of the Perth and Kinross Local Development Plan 2019 these being:

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 19: Housing in the Countryside
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

In addition, the following Supplementary Guidance is of relevance

- Affordable Housing
- Developer contributions
- Housing in the Countryside Supplementary Guidance Placemaking Guidance

The advice concluded that the proposal does not meet any of the categories of development within the Housing in the Countryside Guide and therefore the principle of residential development failed to comply with Policy 19 of the Perth and Kinross Local Development Plan 2019.

The current submission will consider all the relevant policies and set out why it is considered that the proposal does comply with Policy.

4. Design Process

4.1 Design Brief

The design has developed from the applicants' desire to make best use of this small field which has no current use and no prospect of any useful function, while providing a sustainable and accessible homes. The applicants are committed to a high-quality sustainable design which provides a good residential environment while contributing to the area.

4.2 Response to Site and Context

The most important feature in the consideration of the proposal is how the proposed small residential development will fit with the surrounding landscape setting and will therefore accord with the policies of Perth and Kinross.

4.3 Development Proposals

The current application seeks planning permission in principle for a residential development of 2 houses with associated amenities including garden ground, off street parking, refuse storage etc. While the application seeks the principle of development only at this time, an indicative layout plan has been provided to demonstrate how the houses could be accommodated should the principle of development be established. The indicative plan is for information only and does not form part of the formal proposal, if the principle of the proposal is granted the final design and layout will be subject to a further application for the approval of Perth & Kinross Council. The indicative plan shows 2 houses running perpendicular to the road with south facing aspects making the most of the expansive views while maximising solar gain. The houses will be of a similar scale and plot size to the existing houses on Old Littleton Road. The proposed houses will share a single access from Old Littleton Road ensuring development does not continue ribbon development. While detailed house designs are not available at this time, the intention is for a modest and sustainable family homes with a renewable heat source. The design and finishing materials will be appropriate to the countryside location.



Proposed indicative layout

The proposed houses will be set within an enhanced landscape setting with new native landscaping to the west and south which will provide improved biodiversity opportunities within this area. The site benefits from an existing access to the public road which will provide safe access to the proposed house. In terms of servicing, the proposed house will have SUDs and septic tank.

4.4 Sustainability

The scheme utilises a small field which is no longer connected to a farm holding and has no current use, therefore the use of the site will make best use of land as a scarce resource. The proposed houses will be orientated to the south making best use of solar gain opportunities. The final design, which will be subject to the approval of Perth and Kinross Planning Service, will incorporate renewable heat source and be constructed to all current building control standards. The houses will be insulated to an enhanced level including PV panels and a form of renewable heating (either air source or ground source), to be confirmed. The property will further include sustainable urban drainage systems.

5 Development Plan Policy

5.1 Scottish Planning Policy 2014

The adopted SPP published June 2014 provides an overview of the key components and overall aims and principles of the planning system in Scotland. In general terms the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality development in sustainable locations.

Paragraph 2 states

“Planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources.”

The SPP encourages rural development that supports prosperous and sustainable communities.

5.2 Perth and Kinross Local Development Plan 2019

The policies in relation to the current application site are relevant to this proposal.

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 19: Housing in the Countryside
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Developmen
- Policy 53A: Water Environment and Drainage

In addition, the following Supplementary Guidance is of relevance

- Affordable Housing
- Developer contributions
- Housing in the Countryside Supplementary Guidance Placemaking Guidance

These policies will be considered in the Discussion section.

6. Discussion

The Town and Country Planning (Scotland) Act 1997 as amended requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The application seeks planning permission in principle for a small residential development of 2 houses. While the application seeks planning permission in principle only at this time, an indicative plan has been provided to aid consideration of the proposal. This indicates two houses running perpendicular to the road orientated to the south. The houses will utilise the existing access to the east. It is submitted that the existing group of houses is linear in nature as such development in the proposed site will continue the current development pattern, however, with the houses running perpendicular with the road and with a single access point, the houses do not extend the group to an unacceptable degree.

The immediate area includes a range of houses types and styles. It is proposed to provide two high quality family homes set within garden ground of similar scale to the neighbouring properties designed to fit with the rural setting. The houses will be finished with a limited palette of materials ensuring the homes integrate with the site and its surroundings. The proposal will further include a detailed landscape scheme using native planting providing improved biodiversity opportunities. The proposed small development will utilise a small field within a clearly definable site which benefits from established boundaries on all sides. The plots are generous, providing a high level of residential amenity for the prospective residents while protecting the amenity of the existing residents.

Considering the specific policies of the Perth and Kinross LDP of relevance to the current application:

Policy 1A and 1B: Placemaking Development, development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

Response: In the current circumstances the proposed site utilises a field which is considered too small for modern farming, further the field is now separate from an active farm unit with a remote access. The development has been designed in such a manner as to contribute and enhance the surrounding area. The proposed house is located adjacent to an existing group of houses which run in a linear pattern to the west of Old Littleton Road. The existing group of houses has grown organically over time and comprises a mix of house types and dates, most recently an infill development was approved around 2015. The proposed house will be located on generous plots which will provide all associated amenities including garden and parking.

In terms of the specific requirement of Policy 1B we would respond as following

All proposals should meet all the following placemaking criteria:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.

Response: The proposed development provides a small development of high-quality family homes. The houses will be set to the west of Old Littleton Road within a contained site with existing

boundaries on all sides. The house will utilise the existing access to Old Littleton Road and run perpendicular to the road with all house orientated to the south.

b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

Response: The design respects the north/south orientation of the site and the proposed layout reflects this. The development will include generous landscape scheme providing enhanced biodiversity opportunities. The proposed houses will be unseen from the surrounding public road due to the existing banking and mature hedging.

(b) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

Response: The proposed houses will be set on generous plots similar in scale to the surrounding houses. While detailed design is not available at this time it is intended that the proposed houses will be of a scale and nature appropriate to the rural surrounding and will provide a high-quality solution to the site.

(c) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.

Response: The proposed house will be set to the side/south of the existing house and will be perpendicular to the road establishing a building line for the proposed site and terminating this small building group.

(d) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.

Response: the proposed housing faces south creating a welcoming and safe feature

(e) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.

Response: The proposed houses will be fully accessible and adaptable. The structure of the building will fully adhere to current building regulations with sustainability at the core of the design.

(f) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

Response: No comment

(g) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.

Response: The detailed design will incorporate generous landscaping improving biodiversity opportunities in the area. Further, the houses will incorporate SUDs.

(h) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).

Response: The proposed houses will incorporate facilities for the storage of waste.

(l) Sustainable design and construction.

Response: The design and construction will be developed to fully adhere to current building standards.

Policy 5: Infrastructure Contributions, the Policy requires developer contributions to be paid where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities.

Response: In the current circumstances the application site falls within the catchment of Longforgan primary school. A pre-application enquiry dated 1st September 2022 confirmed that no contributions are required towards education.

In terms of affordable housing, as this proposal is for two dwellings, there is no requirement for any affordable housing provision.

The site is also located within the Reduced Contribution Area Boundary relating to Transportation Infrastructure and therefore a developer contribution per dwelling would be required in accordance with Section 6 of the guidance. This equates to £2742 per dwelling. The applicant is aware of this cost and is content to pay the required contribution should planning consent be granted.

Policy 19 Housing in the Countryside supported by The Housing in the Countryside Supplementary Guidance 2016, (HITCG) looks to balance the need to protect outstanding landscape while allowing development within the rural areas. The Council confirm support for proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:

1. building groups;
2. infill sites;
3. new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;
4. renovation or replacement of houses;
5. conversion or replacement of redundant non-domestic buildings;
6. development on rural brownfield land.

Response It is submitted that the proposal falls to be considered as an extension to an existing well established Building Group.

The Supplementary Guidance provides advice defining a building group, confirming

“For the purposes of this Supplementary Guidance a building group is defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group. The majority of the buildings in the group should be either residential or be suitable for conversion to residential under Category 5 of this guidance. Premises which are smaller than a traditional cottage, such as small domestic garages and outbuildings, will not count towards the requirement for at least 3 buildings.”

In the current circumstances the existing group of houses at Old Littleton Road which comprises approximately 12 houses clearly falls within the accepted definition of a “building group”.

The Guidance goes on

“Permission may be granted, subject to the criteria above, for houses which extend the group into a readily definable adjacent site. This will be formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.”

The application site is located to the south of an established linear building group which comprises a mix of modern and more traditional homes. The application site comprises a clearly defined site with established boundaries on all sides, comprising existing housing to the north, Old Littleton Road to the south and east and a mature hedging to the west. As such the proposal complies with the necessary requirements to permit an extension to the building group.

The HITC SG warns against proposals which create or contribute towards ribbon development. Ribbon development is defined as a line of houses built along an existing road each served by an individual access. The Guidance goes on to confirm that

“Each case will require to be assessed on its own merits, and it will depend on whether linear development is a character of the area, but in general terms proposals which will result in a continuous line of 5 or more houses will be considered as creating ribbon development and will not be supported. The extension of a linear building group – to create a continuous line of no more than 5 houses – will only be supported where the group is being extended into a readily definable site.”

In the current circumstances the established building group at Old Littleton Road comprises a L shaped linear building group. The proposed site is located to the south of the existing building group however will not extend the group along the public road, the design of the proposed development having been carefully considered with the proposed two houses sharing the existing access from Old Littleton Road. The houses will run perpendicular to the road and will therefore not extend ribbon development along the road frontage. The indicative site plan, provided for information only at this time, demonstrate the schematic site layout. As such it is submitted that the site and proposed houses will not result in ribbon development, instead it terminates development. Therefore, it is submitted that given the above, the proposed development represents an acceptable extension of an existing building group and the proposed layout will not result in ribbon development.

In terms of the design considerations

- There are no designations or constraints on the application site which affect development.
- The design and layout have been designed to follow the topography of the site
- The design will provide a small development of high-quality family homes designed to reflect the existing building group in terms of scale, design and materials.
- The proposed housing will benefit from a south facing aspect to take maximum advantage of the solar gain opportunities. Further, the detailed design will include sustainable urban drainage systems, the individual properties will be insulated to an enhanced level and will include PV panels and a form of renewable heating (either air source or ground source), to be confirmed.
- A limited palette of locally sources materials will be used within the development.
- The site benefits from long established boundaries on all sides.
- The proposed development incorporates off street parking.

Policy 32 Embedding Low and Zero Carbon Generating Technology in New Development. Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan

Response: The detailed design will be developed to include sustainable urban drainage systems. The individual properties will be insulated to an enhanced level and will include PV panels and a form of renewable heating (either air source or ground source), to be confirmed.

Policy 53A: Water Environment Development at any location and of any scale should protect and where practical improve the water environment (ground and surface water).

Response: There is no issue of flooding or negative impacts on the existing water environment. It is proposed that the housing will be connected to the existing mains water supply, with SUDS in the garden ground and septic tanks for each dwelling.

Summary

The current application seeks planning permission in principle for a small development of 2 high quality family homes which will be designed to reflect the adjacent building group in terms of layout, design and scale. The application site is considered too small for modern farming and is now separate from any active farm holding and therefore the site has no current use nor is there any prospect of an active agricultural use. The proposed site represents an acceptable addition to an existing established building group. While the application seeks planning permission in principle only at this time, the indicative plans demonstrate that the proposed development will take access from the existing access with development running perpendicular to the road and therefore the proposed development will not result in ribbon development. The proposal will in no way detract from the amenity of existing residents. It is considered that the proposal complies with all policies of the Scottish Government and Perth and Kinross Local Development Plan and the associated the Housing in the Countryside Supplementary Guidance and as a result we would respectfully request the application be APPROVED.

Suller & Clark

October 2022