

The site

The site is located on East Colmac Farm, Rothesay, The Isle of Bute. A 16m² disused concrete water tank currently sits on the site. The current access is along a track (Bute Unclassified Road #8), which leads to a quarry from the B875. The site covers an area of 252m² and is currently bound by farmland and includes the tank and substantial bund.

The Proposal

The proposal is for a low-energy 2 bedroom house.

The form of the house will be 1 1/2 Storey with a 45° roofpitch, to be in keeping with the location. The house will have rendered white gables and a slate roof. Similar to the existing water tank being sunk into the ground, the proposed house will be set low into the land, minimising its visual impact.

The site is situated in a 'countryside zone' for the purposes of the Local Development Plan (LPD). Policy LDP DM 1 of this plan stated that: *"within this zone the council will encourage small scale development on appropriate infill and redevelopment sites, changes of use of existing buildings."*

Highlighted in the narrative associated with supplementary guidance policy SG LDP HOU 1 (section 11.6) as follows:

"The countryside does not have the general capacity to successfully absorb any scale of new housing development when it is located away from existing buildings. Consequently, the presumption in favour of new housing development is restricted to change of use of existing buildings or small scale development in close proximity to existing buildings on infill, rounding off and redevelopment sites, where these are not immediately adjacent to defined settlement boundaries."

We believe the proposal fits this guidance note, as the proposal is for small scale development and also constitutes as a redevelopment site following this definition: *"development of new building involving significant demolitions"*.

The removal the existing concrete tank and bund would be a significant demolition. The site is also in close proximity to existing housing in the area.

As well as the proposal following the guidance notes for Housing in the Countryside, we believe Planning Approval should be granted for the reuse of a brownfield site. The existing concrete tank has 4.3x4.3m footprint and is made of 1ft thick reinforced concrete. This is then encapsulated in an earth bund that extends to the site boundary. We believe this constitutes the site as a brownfield site, using the definition:

"Sites comprising land which has previously been developed. The term may encompass vacant or derelict land, infill sites, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable",

and is therefore available for sensitive redevelopment.

In its place, the proposal will create a good quality rural house that will respect the context of its island landscape and also provide a re-use and regeneration of the land. The image below shows an illustration of the property size, location and finishes.

Location on the Site

The site has been orientated to make the most of the views from the property. It is also nestled into the hillside to blend into the surrounding environment and be less visible from the road below. Access to the site comes off the existing adopted road and allows access to the rear elevation of the property.

Finishes

The property will have rendered white gables and a slate roof to be in keeping with its rural location.

Summary

We believe this proposal provides an appropriately sited and designed 2 bedroom dwelling that will allow for a comfortable home whilst not affecting the surrounding landscape.

The proposal is in line with Housing in the Countryside guidance and should be considered as a redevelopment site due to the significant demolition of the water tank.

From the information submitted, it is clear that the house location, with its backdrop of trees, sits well within the landscape and provides a visual impact in keeping with the sporadic single houses that populate the island.



Notes	
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Design Statement	
Drawn by	Date
B.S	20/04/2018
Drawing Scale	
Drawing Number	Revision
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