

# STUDIO M

architecture + interiors

## DESIGN STATEMENT

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DATE	24 July 2023	
PROJECT REF.	(23) 12	Revision A
APPLICANT	Julie Casci	
SITE ADDRESS	Land South East Of Islay House, Glencruitten PA34 4QB	
PROJECT	Application for Planning Permission in Principle Ref: 23/00848/PPP	

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The application is for Planning Permission in Principle for a single dwelling house on a site which lies to the south east of Islay House and is bounded by Glencruitten Road to the south (C32 public road running from Oban to Glen Lonan) and the railway line from Oban to Glasgow to the east. It is on the eastern outskirts of the Oban Settlement Zone within a small pocket of housing development and is accessed off an existing private road. The site forms a gap in the development between Islay House, Oakholm to the west and Burnside to the south. The site is predominantly level, with an embankment on the north west boundary rising up to Islay House, and the embankment up to the railway line lying outwith the site to the east..



The proposal is for 3 bedroom house of traditional scale and design, one and half storeys high with white rendered walls under a pitched slate roof with dormer windows. It is consistent with other development in the area. The construction will ensure high levels of thermal insulation and air tightness for energy efficiency and sustainability. Renewable energy provisions will be incorporated in the detailed design stage, with the use of solar panels and/ or an air source heat pump.

Parking and turning for 2 vehicles will be provided on site with level access to the house. Suitable bin store provision for waste recycling will be provided and the site meets access requirements for service and emergency vehicles.

The site will be connected to the existing Mains water system and will have a private waste water system. Surface water will be dealt with in line with SUDS principles.

#### PLANNING POLICY CONSULTED

The design has been considered in relation to National Planning Framework 4 (NPF4), Argyll and Bute Council's Adopted Local Development Plan and associated Supplementary Guidance, with particular regard for Policy 14 of NPF4 – Design, Quality and Place, as follows:

- The development is designed to improve the quality of the area, providing a rounding off of the small housing development, of an appropriate design and scale.
- The development is consistent with the six qualities of a successful place:

**Healthy:** *Supporting the prioritisation of women's safety and improving physical and mental health.*

Level access will be provided to the property with appropriate levels of lighting to ensure safety within the property boundary without causing light pollution. Clear, well-lit pathways will lead to the property for pedestrian access and windows from the property will allow visual connection to the outside approach for enhanced security.

**Pleasant:** *Supporting attractive natural and built spaces.*

The existing site has become overgrown with vegetation, which will be removed to restore the site to its previous condition. The established trees bounding the railway line and the hedge bounding Glencruitten Road will be retained as much as possible, whilst making allowances for the necessary sightlines. The natural planting will help to mitigate any road and rail noise as well as providing privacy, shade and screening to the site to create desirable outside amenity space.



Site photo taken in 2009, showing landscape prior to becoming overgrown

***Connected:*** Supporting well connected networks that make moving around easy and reduce car dependency

The site lies on the periphery of Oban, around one and a half miles from the centre of town, around 30 minutes' walk, with walking and cycling opportunities to countryside in the opposite direction. Space will be allocated within the site to provide appropriate secure bike storage in an effort to reduce car dependency. An electric vehicle charging point will be incorporated in the detailed design.

***Distinctive:*** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

The proposed architectural design is for a modest 3 bedroom house of traditional scale and design, one and half storeys high with white rendered walls under a pitched slate roof with dormer windows. The footprint will be of a linear form with the main elevation facing south to Glencruitten Road. Detailed design will be developed at a later date and would be subject to a further application.

**Sustainable:** *Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.*

The site will help to provide essential housing for the area, supporting the local economy and community. Local recreational facilities in the area include the golf club and playing fields on Glencruitten Road. Enhanced sustainable measures will be considered such as wildflower planting on the embankments to Islay House and the railway boundary, to promote pollination and habitat growth, contributing to the natural environment.

**Adaptable:** *Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.*

The detailed design will provide accessible space to accommodate a variety of users and their needs, and will consider the future adaptability of the dwelling to respond to changing needs. The design will aim for high quality, durability and low maintenance.

## PLANNING HISTORY

The application site originally formed part of the garden ground of Islay House (formerly called Cairnvaan). The applicant submitted an initial planning enquiry for the erection of a dwelling house on the site in 2007 and received a response dated 25 July 2007 stating that “*subject to adequate services being provided (ie. road access, water supply and sewerage discharge) and appropriate siting and design, the site is considered to be suitable for the development of a very modest sized dwelling house that would relate to the dwelling on the other side of the road.*”

A further Pre-Application Enquiry was submitted in 2015 and a response was received on 29 September 2015 as follows: “*it is considered that the development of the site with a dwellinghouse would result in a proposal which would result in the loss of an area of ground which contributes to the amenity of the wider area and result in a development which would [reduce] levels of privacy and amenity.*”

The current application has addressed the requirements of the 2007 and 2015 advice. Arrangements for water supply and sewerage have been noted on the site plan. Road access has been addressed in the consent granted for the site north of Oakholm, ref. 14/00409/PP, which utilises the same private access road. The applicant has recently sought advice from Argyll and Bute Council’s Roads department and the response is submitted with this application, with no objections to access subject to their standard conditions.

The proposal is for a modest 3 bedroom dwelling. The assessment of the amenity of the wider area is subjective and there is no evidence that that the application site contributes to amenity. Its development would form a sensitive grouping of housing,

with Burnside across the road to the south, Islay House to the north west and Oakholm to the west.

The siting of the proposed house will ensure no loss of privacy to surrounding properties. It is well screened from Burnside by a bank of mature trees on the opposite side of the road and by the existing hedge, which will be reduced in height to meet sightline requirements for road access and to improve daylighting. It is sufficiently distant from Oakholm to have no impact. The proposed dwellinghouse is sited well away from any sightlines from Islay House and is at a lower level so will not create any overlooking of the garden ground of Islay House. It is envisaged that the principle garden ground for the proposed dwelling will be to the south and screened from the road by the existing hedge and so not be overlooked by Islay House or Burnside.



View of site from Glencruitten Road, Burnside to the right, Islay House to the top left

## SUMMARY

The proposed dwelling is sited and positioned to respect the context within which it is located, and takes into account the relationship with the public highway and neighbouring properties to ensure there are no adverse privacy or amenity issues.

The design complies with current Planning policy. The proposed dwelling is of a suitable form, scale, massing and design to ensure it respects the local vernacular style, using sustainable materials. It will have no materially adverse impact on the site nor detract from its setting within the wider landscape.