

Planning application: P/13/0169/PPP sub-division of garden ground and erection of dwellinghouse at 225 Grahamsdyke Street, Laurieston.

I refer to your letter dated 24 September 2013 requesting a Hearing Statement regarding the above application and I attach the information as follows:

Drawings of an indicative house type than could be built on the plot and that would comply with the relevant planning requirements and building standards, showing a 1½ storey house more relevant to the plot size are enclosed (Drawings numbers MCF-010-2 & MCF-010-3) The previous drawings showing the Scotframe house type should be withdrawn. The design of the houses in this area is predominately bungalow with several attic conversions and the 2 storey previously owned Council houses. This was taken into account and the 2 storey option was disregarded due to overlooking issues and the preferred option to lessen the impact on the site was the 1½ storey house type. The proposed design addresses the issue of overlooking, overshadowing and privacy. The first floor bedroom windows would benefit from 2 dormer type windows and a velux type window to the stair to the front elevation and a dormer window with frosted glass to the bathroom to the rear.

The house construction would be timber frame with brick outer leaf, roughcast to match the adjoining houses and rosemary roof tiles to also match the existing houses.

The site boundaries have been adjusted to increase the garden area of the new plot, to address the issue of the overdevelopment of the site. It is proposed that a 2000mm high timber fence be erected along the boundary between the existing house and the new house. There is an existing 1450mm high boundary wall to the opposite side of the plot and a 2000mm high fence at the back of the plot, this will ensure a high level of privacy and provide a satisfactory level of residential amenity (Drawing number MCF-010-1B)

The intended use of the house would be private residential with no relationship/connection between the existing house and the new house, they would both be separate entities. This type of house could, in fact enhance the townscape character of the area and would be a desirable purchase for a first time buyer.

This is an application for planning permission in principle and this outline design would be subject to further consultation with the planning department and the exact details of the proposals subject to the submission and approval of a full planning application.

As well as the above drawings, I would also like a copy of a 2 storey house with a similar footprint to be shown at the hearing session to show that it is feasible to erect a small 2 storey house on this size of plot that would also fully comply with the minimum building standards. I would also like the points noted on the planning review statement to be taken into consideration.

The people who wish to attend the hearing and may wish to speak are as follows:

Mr. S Myles

Mrs. M Myles

Mr. J McDonald HNC (Building)

Mr. N McFadyen BSc (Hons) MCIOB

Mr. R Sandeman LL.B, N.P, S.S.C.

The list of documents to be put forward, including this statement, will be:

Drawing number MCF-010-1B

Drawing number MCF-010-2

Drawing number MCF-010-3

Drawing of an indicative 2 storey house

The planning review statement