

04 October 2022

**SUPPORTING STATEMENT:**

Planning and Environmental Appeals Division  
Ground Floor  
Hadrian House  
Callendar Business Park  
Callendar Road  
Falkirk  
FK1 1XR

**Client Project Address:**  
Mr & Mrs P. Herrell  
1 West Craigbank Crescent  
Cults  
Aberdeen  
AB15 9AU

**RE: Decision Notice for Application No 220358/DPP**

To whom it may concern,

Below is a summary of the project and photographs from the site visit.

**1.0 INTRODUCTION**

1.1 This supporting statement has been prepared on behalf of AK architecture's client.

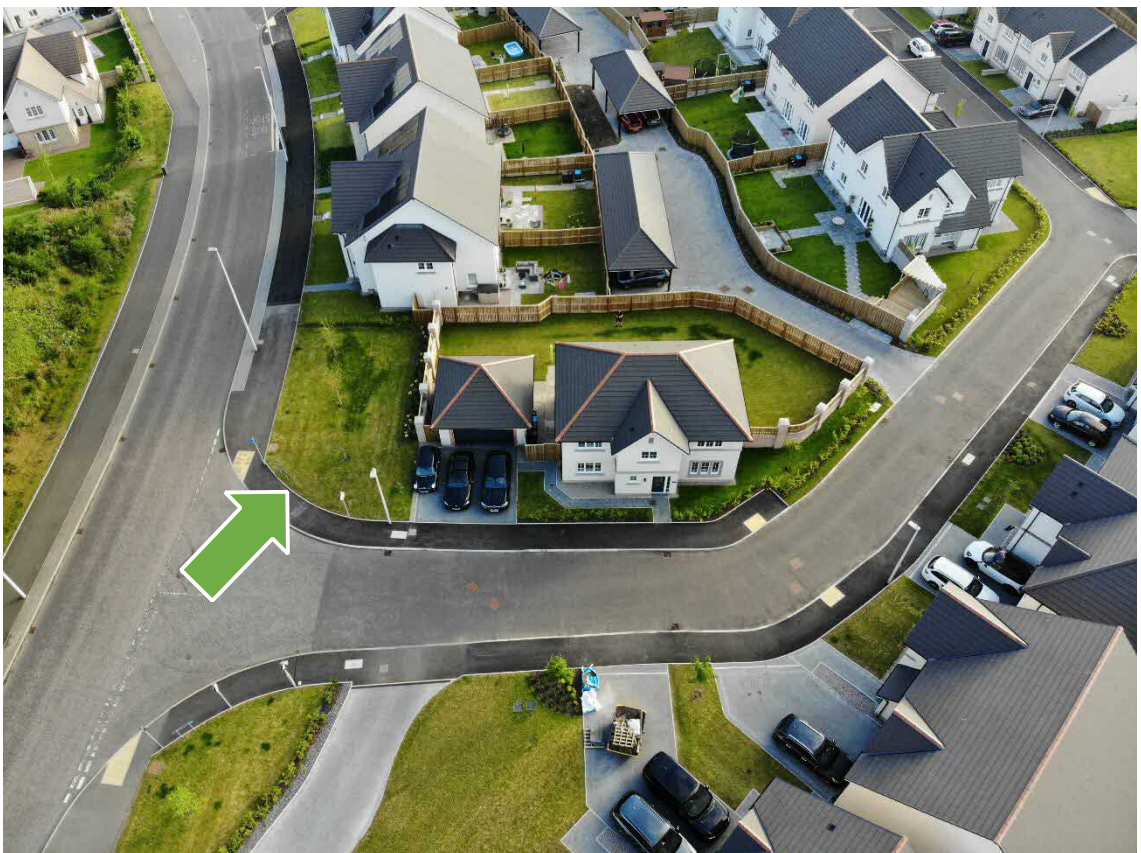
**2.0 EXISTING SITE CONDITIONS**

- 2.1 The client owns the current property and also resides in the property and will do so after the proposed garage extension.
- 2.2 The site is located within a small cluster of new build dwellings completed in 2021 as part of overall larger-scale development.
- 2.3 Current access to the property is via an adopted side street leading from the main development access through road of Craigbank Drive.
- 2.4 The site offers off-street parking for three vehicles plus garage parking.
- 2.5 The dwelling is a detached dwelling with an ancillary detached garage.
- 2.6 The dwelling is situated on a corner plot set back from the main road by approximately 15m of green space amenity land with young trees and shrubs planted, which will mature into a larger soft-scaped screening.

This area can be noted in drone imagery shown in images;  
0161-01-PHOTO\_001  
0161-01-PHOTO\_002



0161-01-PHOTO\_001 (Aerial Photograph)



0161-01-PHOTO\_002 (Aerial Photograph)

2.7 At present, within this development cluster, three garages with ancillary accommodation above were built as part of the initial development by Cala.



0161-01-PHOTO\_003 (Aerial Photograph)

2.8 The original Cala drawings for this can also be found below.

The drawings include four elevations (front, side, rear, and another side), a ground floor plan, and an upper floor plan. A scale bar for the elevations is 1:100 (0-10 metres) and for the floor plans is 1:50 (0-10 metres).

GROSS AREAS	sq	sq
GROUND FLOOR	8.86	73
FIRST FLOOR	42.25	458
TOTALS	49.25	530

**CALE**  
**CALA**  
 CALA Management Limited  
 Caldera House, Caldera Business Park  
 Caldera Road, Falkirk, FK1 1TQ, UK  
 Tel: 01224 802200 Fax: 01224 802091  
 www.cala.co.uk

PROJECT TITLE: Residential Development + Ancillary Works  
 KIRK BRAE, CULS, ABERDEEN

PROJECT NUMBER: 1016  
 DRAWING TITLE: Detached Double Garage 2 with ancillary Accommodation over

DATE	BY	CHKD	DATE	BY
01/04/15	BOG	BOG	01/04/15	BOG
01/04/15	BOG	BOG	01/04/15	BOG

0161-01-PHOTO\_004 (Cala Drawing)

### 3.0 PROPOSALS

- 3.1 The proposed garage extension submitted in planning application 220358/DPP was designed to a scale and mass equal to Cala's originally designed and already exists on site, as noted in the above photos.

0161-01-PHOTO\_003

0161-01-PHOTO\_004

- 3.2 The proposed material finishes will also align with the proposed development.

### 4.0 JUSTIFICATION

- 4.1 The client has noted their personal circumstances for the justification of the proposed development, and is noted below.

"We are seeking to make alterations to our garage to create additional living space. This is needed as our elderly parents do not live in Aberdeen (one set live in Dollar, the other set live in Redcar, North Yorkshire) and two of them have disabilities (and are blue badge holders) so when they come to visit it is often for an extended period of time. Having a dedicated guest suite above the garage will increase their comfort during their visits and enhance our overall enjoyment of the property."

- 4.2 We understand the importance of adhering to centralised building and design regulations to ensure new construction is architecturally compatible with its existing surroundings. However, we believe it's equally important to evaluate each application based on its merit and personal circumstance, considering not only the property and its features but also accounting for its locality. In doing so, not blanketly apply rules for rejection, but allow for the context of the area, considering its unique corner plot setting with a large amenity area that will in future have mature trees and shrubs that will visually screen and break up the sight of the existing and proposed works.

We also believe the proposed garage extension's scale and mass align with planning regulations based on the footprint-to-land ratio.

- 4.3 We would strongly disagree with the council's comment, "The proposed garage extension/alterations by reason of its layout, composition, size and scale in combination with its location and exposure to the public road would cause harm to the visual amenity and character of the streetscape."

The proposed development would only see an increase in footprint by 34% and an overall height increase of 1.6m. In addition, the vastness of the existing streetscape would pale an insignificance based on being setback 15m from the public road noted in an area already screened by a fence and wall construction and planted trees and shrubs.

- 4.4 We strongly disagree with the council's further comments "The proposed extension *is not considered to be suitably secondary to the host building owing to its size, scale and form.*"

Based on the actual physical numbers over perceived observations, we do not believe this is the case. The applicant's dwelling is 174.48m<sup>2</sup>, and the proposed size of the garage amenity is 49.25m<sup>2</sup>, the same size as the existing garages with ancillary accommodation on site.

Based on what has been built and approved for the development, a similar property of 210.89m<sup>2</sup> with a garage with ancillary accommodation is only 19% larger in size. As noted previously, we do not think that an increase in garage footprint of 34% and an overall height increase of 1.6m would substantiate the council's comment.

- 4.5 The client's alternative option would be to apply for planning permission to construct a gable extension to the existing dwelling to provide the additional space required, as outlined in their statement. However, we believe that this garage enlargement would be less impactful than a gable extension in terms of mass and scale.

## 5.0 CONCLUSION

- 5.1 We believe the considerations put forward in this supporting statement justify the feasibility of the proposed garage extension and would be a far more sensible approach in both practicability and economic sense than the alternative of a gable extension.

We trust that the above information is satisfactory at this stage, and we look forward to hearing from you soon.

Yours sincerely



**Ashley Keenon**  
Director

For and on Behalf of AK architecture