

PLANNING APPLICATION REF. 18/00480/FULL

**DESCRIPTION OF DEVELOPMENT:
ERECTION OF TWO DWELLINGHOUSES**

AT

FIELD DUE SOUTH OF THE PARK CARESTON

REPRESENTATIONS

INVERESK COMMUNITY COUNCIL

Planning Application 18/00480/FULL **Field due South of the Park, Careston** **Proposed Two Dwellinghouses**

The Inveresk Community Council (ICC) objects to this application for the following reasons:

1. The proposed development appears to us to be contrary to the Angus Local Development Plan (2016) (ALDP), in particular to Policy TC2 (Residential Development in countryside locations) and the Countryside Housing Supplementary Guidance (2016), paras 3.4 and 4.
2. We note that the proposed site is in an especially sensitive location, in full view from the A90 to the south. The existing Park Cottage presents from the south as an unspoilt traditional, one-storey, stone-built cottage, and as such an increasingly rare example of its kind. For travellers along the A90, it is a reminder of the wider rural and agricultural heritage of Angus and the North East. We suggest, therefore, that the ALDP policies should be applied with particular care in this case.
3. We question whether the proposed site properly falls within the concept of a 'gap site' in terms of Policy TC2 and the Supplementary Guidance. The 'front' of Park Cottage is clearly its south elevation, as seen from the A90, and on this basis the frontage of the site should be measured along its south boundary, which significantly exceeds the 75m permitted for Category 2 RSUs. We suggest that on a proper analysis the proposal is for a new-build development on an area of agricultural land, and not permissible in terms of the ALDP.
4. We suggest also that the design of the proposed new units breaches the basic principles for the siting and design of new houses in the countryside set out in para 4 of the Supplementary Guidance. As 1 ½ storey buildings, their scale would be out of keeping with Park Cottage and with the other single-storey cottages typical of the Careston area. Likewise, the proposed timber cladding does not reflect the materials used typically for dwellinghouses in the area. Overall, when looked at side by side with Park Cottage, the units would not integrate satisfactorily with their setting, and would present as an inappropriate new development detracting significantly from the traditional characteristics of Park Cottage.
5. We suggest that the supporting documentation for the application is currently incomplete without plans showing the floor area and elevations of Park Cottage alongside those for the proposed units, to enable a full comparison to be made.

Patrick Ford,
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15.07.18