

Your Ref: 100456110-001

Our Ref: 224

Development Control
Moray Council
Council Office
High Street
Elgin
IV30 1BX

17 August 2021

Dear Sir(s)/ Madam

**Application for Planning in Principle
Erect New House on site at Newlands Lane/ 68 East Church Street Buckie.**

SUPPORTING STATEMENT

1. SITE

The site is on Newlands Lane, Buckie, at the rear of Rome Villa, 68 East Church Street Buckie.

Rome Villa consists of Ground Floor and First Floor Flats. The applicants live in the ground floor flat. The site for Rome Villa extends all the way back to Newlands Lane. Some time ago when Rome Villa was divided into 2no flats, the site extending to Newlands lane was split in two, serving as gardens for each flat.

It is the applicants intention to separate the land to create a site for the erection of a new dwelling. The site is too large to suite their need as a garden & has been fenced off. The section of ground nearest Newlands lane is currently disused. There is evidence of footings remaining from an old scout hut.

The site is 8m wide and extends 30m long, over an area of 247m², bounded by stonework rubble wall to Newlands Lane and the eastern long boundary. A timber fence defines the long West boundary. The short northern boundary is currently undefined.

2. LOCATION

The site is located towards the East end of Newlands lane, approximately 20 metres from the T-junction onto Harbour Street. Newlands Lane is a quiet residential street, in central Buckie, perpendicular to East Church Street - the main town centre shopping thoroughfare.

The other properties on Newlands Lane are predominantly modern bungalow type dwelling houses or domestic garages. Like the proposal in this application, many of houses on the north side of Newlands Lane have been build in the split sites of East Church Street properties, where once garages or out buildings would have been.

3. THE PROPOSED HOUSE.

The outline proposals for the house footprint are fairly narrow - of traditional proportions, and story and a half. So although the majority of surrounding properties are bungalows with very wide floor plan, and converted loft spaces under very large roofs, this story and a half design will be no higher at the ridge than the neighbours.

No detailed plans are provided at this stage for Planning in Principle, but walls would be rendered blockwork, casement windows and doors would be double glazed uPVC (colour to be agreed), and the roof would be finished in dark grey concrete roofing tiles.

4. DRAINAGE.

It is proposed to form a new connection to the existing combined system public sewer.

A ground assessment was undertaken by S. A McGregor Geotechnical & Environmental Onsite Services on 26th July 2021. The consolidated medium dense and damp nature of the sub-soils found in the area of potential new surface water disposal system confirmed very poor draining properties of the sub-soils.

In line with Scottish Water's hierarchy of preferred options, S. A McGregor's recommendations are; install a water butt on the rainwater downpipe; install oversized drain for attenuation; and reduce outflow prior to joining the combined sewer. Refer to S A McGregor Surface Water Disposal Report.

5. SERVICES.

It is proposed that the new property will be connected to mains power, water and gas.

6. NEW VEHICULAR ACCESS.

As shown on the site plan, a new 3m wide shared vehicular and pedestrian access is proposed, along with drop kerb to provide 2 on-site car parking spaces. The new vehicular access is to cross a fairly wide public footpath (1.68m). The access is approximately 20m from the T-Junction, and give-way, leading onto Harbour Street. So although the speed limit on Newlands Lane is officially 30mph, the actual speed of cars so close to the junction is significantly less. As such we have shown visibility splays of 2.4 x 25m. The existing stonework walls within the visibility splays demonstrated, will be reduced in height to meet Road department requirements.

7. PHOTOS.



Fig.1. View of Site from Newlands Lane & back of 68 East Church St beyond.



Fig.2. View of Site from existing access point.



Fig. 3. Site Access and West neighbours.



Fig.4. Edge of east boundary & neighbouring domestic garages on Newlands Lane.



Fig.5. House directly across from site access on Newlands Lane.