



STATEMENT OF REVIEW

The Tattie Shed, 56 Seatown, Cullen **Ref No. 21/00059/APP**

The site adjacent to 56 Seatown, Cullen is built on with a non-traditional (for a Conservation Area) shed (commonly referred to as 'The Tattie Shed'). The proposals are to demolish the shed and erect a dwellinghouse and garage.

A pre-application advice application was submitted in June 2020 and the principle of demolition of the building and erection of a dwellinghouse was accepted as being in order but the design of the same would need to be developed for a planning application.

The design was amended and a planning application submitted and validated January 2021.

Subsequent to submission, we had various conversations with the planning officer and the design evolved. Our early discussions with the planning officer confirmed that two glazed gables could be supported if sufficient evidence of other glazed gables were shown to exist in the Cullen Conservation Area. A subsequent discussion then proposed that one glazed gable could be supported and ultimately no glazed gables.

Through the planning process, various discussions were carried out between ourselves, the clients and planning officer and the design amended to the current scheme. The planning officer was always supportive of the principle of the development. The proposed finishes are traditional and in keeping with Cullen's Conservation Area and the design is generally in order apart from four points that the planning officer was unsure about. They are as follows and are elements which the planning officer states are non-traditional for Cullen:-

- Glazed gables are not traditional in Cullen – We would dispute this as we have attached images of several glazed gables in Cullen.
- The angle of the North-East gable not being perpendicular to the main house is not common in the Cullen Conservation Area - Many buildings are at unusual angles to fit in with the land associated with the properties and at other times to tie in with neighbouring properties. With the proposed scheme, the angle of the gable ties in with 57 Seatown, and the other gable ties in with 56 Seatown.
- The balcony to the central section is not a traditional feature in Cullen – We would dispute this again as the photographs show balconies in Cullen. In addition, the balcony being recessed between the 2 gables has no prominence and would not be visible except when looking directly on to the dwellinghouse.
- The catslide roof to the central section – Slated catslide roofs are traditional features.

In addition the proposed development sits between 56 and 57 Seatown, neither of which could be classed as fully traditional based on the comments from the planning officer.

The site, although visible from the public road, is angled away from the same so the design in our opinion is neither prominent nor will have a negative impact on the Conservation Area.