

PLANNING SUPPORTING STATEMENT

PROPOSED ERECTION OF SINGLE
STOREY PRIVATE DWELLING
TO EXISTING VACANT LAND

@

**33 SOUTH CRESCENT
PRESTONPANS
EAST LOTHIAN
EH32 9PG**

PREPARED BY

ec **design** architectural services



ON BEHALF OF J&S THOMSON DEVELOPMENTS LIMITED

PLANNING SUPPORTING STATEMENT

PROPOSED ERECTION OF SINGLE
STOREY PRIVATE DWELLING
TO EXISTING VACANT LAND

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EXECUTIVE SUMMARY

- The plot is a vacant piece of land adjacent to 2 No private dwellings.
- The Plot is now densely overgrown and becoming an eyesore for the neighbouring properties.
- Erecting a small single storey dwelling, will create another 2 bedroom starter property, much needed in the local area.
- Off street parking & the provision to utilise an existing dropped kerb & access gate will be provided.
- Existing kerbside boundary treatments will remain in place, minimising any alterations to the existing streetscape.

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PLANNING SUPPORTING STATEMENT

- INTRODUCTION

This statement has been prepared by EC Design Architectural Services and is in support of an application seeking planning permission for the erection of a single storey private dwelling to an existing abandoned plot of land at 33 South Crescent, Prestonpans, East Lothian, EH32 9PG which has been submitted on behalf of our client J&S Thomson Developments Limited.

- LOCATION & DESCRIPTION OF SITE

The application site is situated to the south of the existing residential property at 33 South Crescent Prestonpans.

The surrounding area is predominantly residential and densely populated with private dwellings of varying character due to a mixture of alterations over the years.

The Plot comprises a vacant piece of land adjoined by No 33 South Crescent & 1 Polwarth Terrace.



Figure 1 – Location

PLANNING SUPPORTING STATEMENT



Figures 2-5 – Overgrown Site

The existing Site extends to an area of 258m² & comprises overgrown shrubs & foliage. The South & West boundaries of the plot are existing 1.6-1.7m high hedgerow. The north boundary of the plot is a 1.8m high timber screen fence and the east boundary is current a 1.2m high post/ wire fence.

Surrounding properties with similar layouts/ orientation have been erected in the area, examples of this are shown on the drawing pr-04 showing similar massing & also properties of almost identical plot size and shape for comparison.



Existing isometric

Proposed isometric

- **DESCRIPTION OF PROPOSAL**

The Proposal for the site is to erect a single storey two bedroom dwelling within the footprint of the redundant piece of land to the south of 33 South Crescent. We would plan to utilise the existing gate to the south of the plot, and existing dropped kerb. The design of the property is sympathetic in character to the existing neighbouring dwelling and the layout/ fenestration of the windows avoids any overlooking or privacy issues to the neighbouring properties. The land was historically used as a garage and driveway therefore the impact on traffic to the area would be negligible. The likely target user for the property would either be a first time buyer or an elderly couple looking to downsize therefore would most like have only 1 car at the property & off-street parking is provided on the layout.

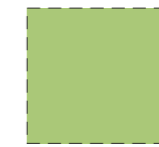
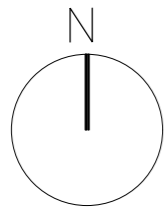
PLANNING SUPPORTING STATEMENT

- SUMMARY & CONCLUSIONS

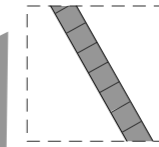
Having considered the proposed development against the terms of both the development plan and other material considerations we are firmly of the opinion that the application should be granted planning permission and in summary state the following reasons in their favour:

- The premise has been vacant for a number of years and in its current condition has and will continue to have a detrimental effect on the character and appearance of the neighbouring area.
- The proposed designs are in keeping with the character of the neighbouring properties. The south streetscape would be very similar to the existing streetscape as the designs have been produced to mimic the existing elevation.
- Examples of other surrounding corner properties with almost identical footprints has been highlighted therefore we do not feel that erecting a property in the same manner would constitute 'infill development'
- The use of the exist dropped kerb and vehicular access gates minimises the impact on the existing layout.
- The 'living spaces' have outlooks to the south and west of the plot, therefore negating any privacy/ overlooking issues.

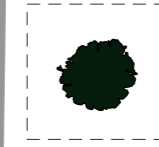
In summary we feel that we have a strong case to obtain planning for the proposal & we do not consider that there are any justifiable reasons for refusing our clients application having regard to the above, it is respectfully requested that planning permission be granted for above.



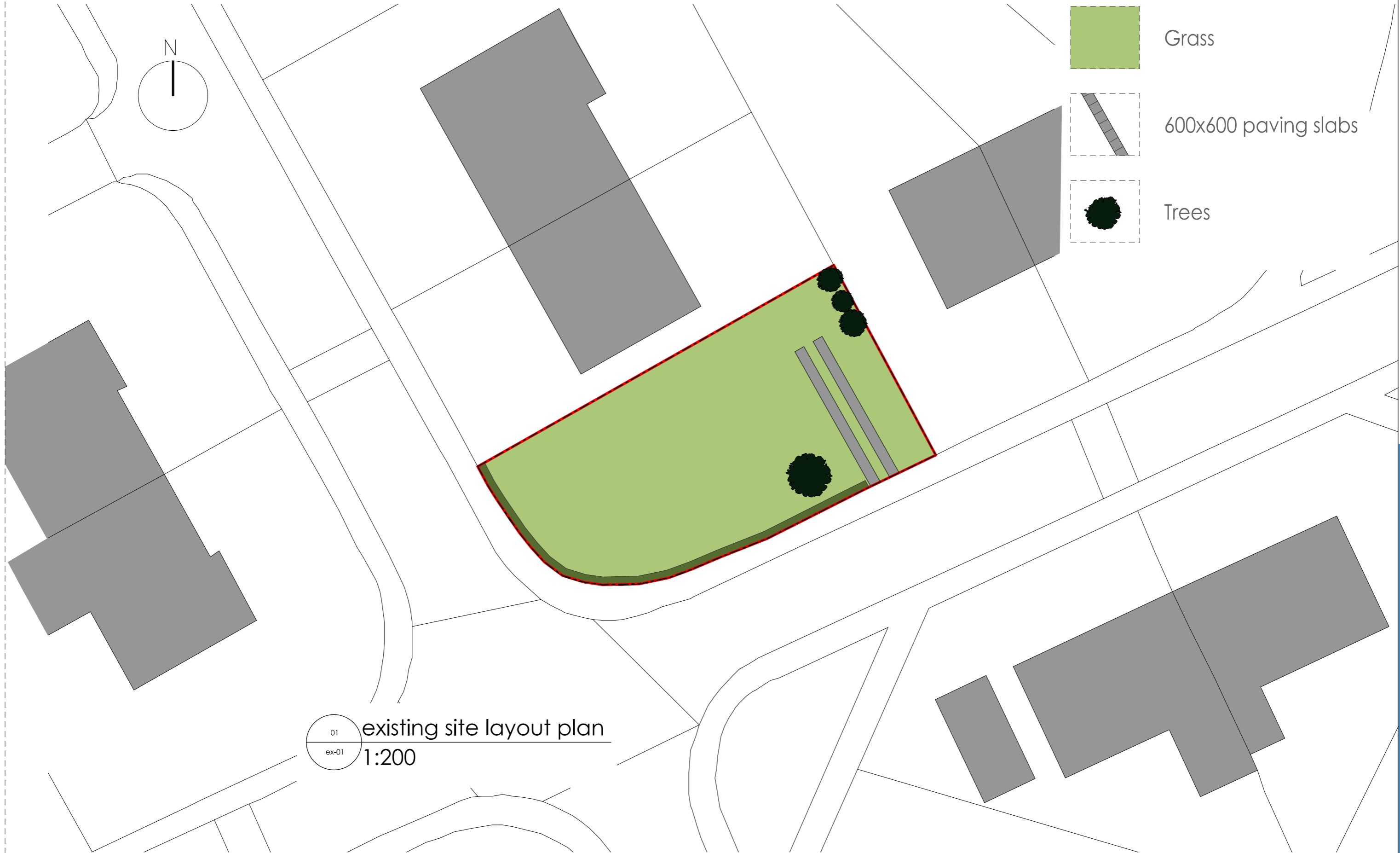
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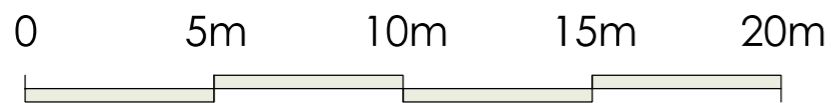
600x600 paving slabs



Trees



01 existing site layout plan
ex-01 1:200



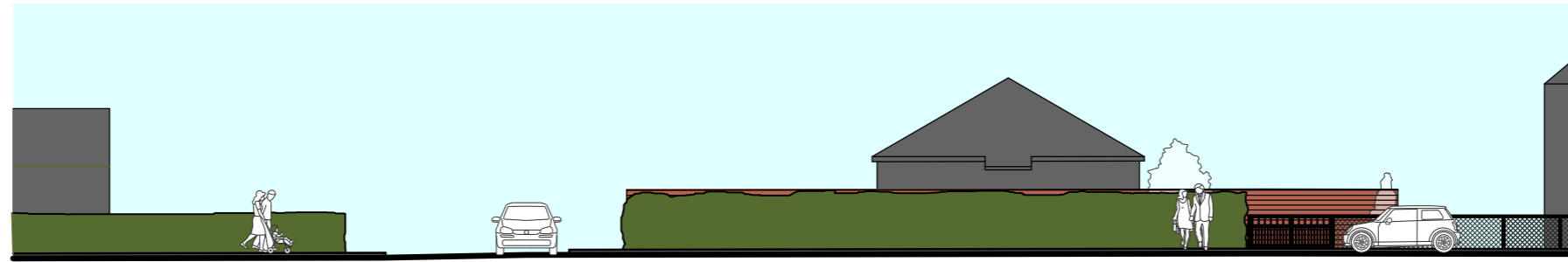
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 JOB New Dwelling, 33 South Crescent, Prestonpans
 DRAWING Existing Site Plan
 STATUS PLANNING

REV -
 DR/NO ex-01
 JOB NO 18-005
 DATE Dec18
 SHEET SIZE A3
 SCALE 1:200

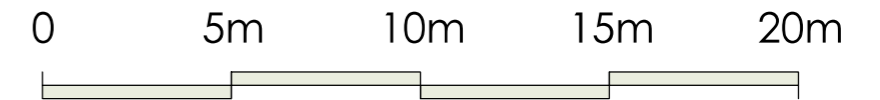
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02 existing streetscape - South
ex-02 1:200



03 existing streetscape - West
ex-02 1:200



01 existing key plan
ex-02 N.T.S

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 DRAWING Existing Streetscapes
 STATUS PLANNING

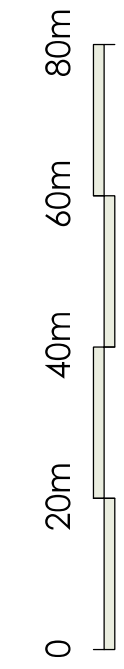
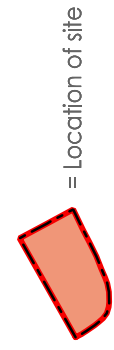
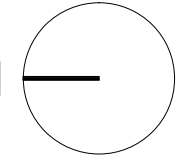
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 JOB NO 18-005
 DATE Dec18
 SHEET SIZE A3
 SCALE 1:200

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01
loc-01

site location plan
 1:1000

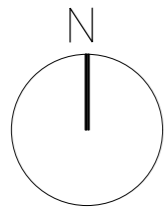


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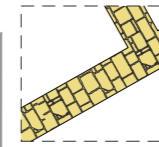
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 DRAWING Location Plan
 STATUS PLANNING

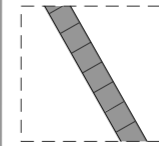
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 DATE Dec18
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 SCALE 1:1000



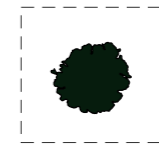
Grass



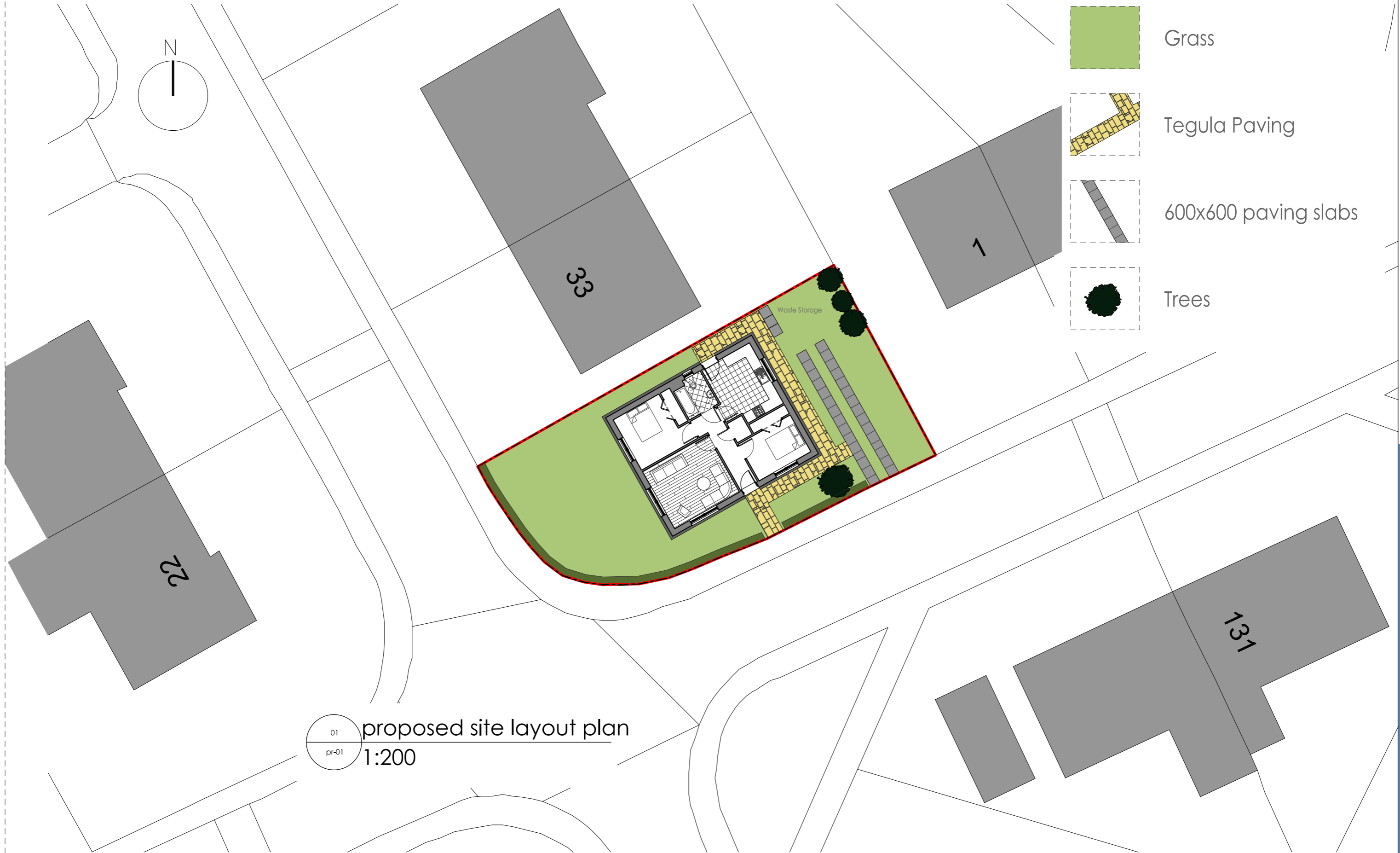
Tegula Paving



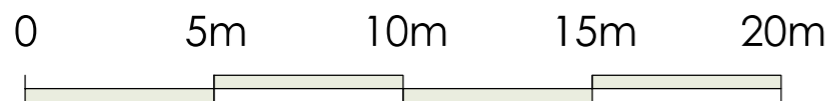
600x600 paving slabs



Trees



01 proposed site layout plan
pr-01 1:200



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 DRAWING Proposed Site Layout Plan
 STATUS PLANNING

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 JOB NO 18-005
 DATE Dec18
 SHEET SIZE A3
 SCALE 1:200

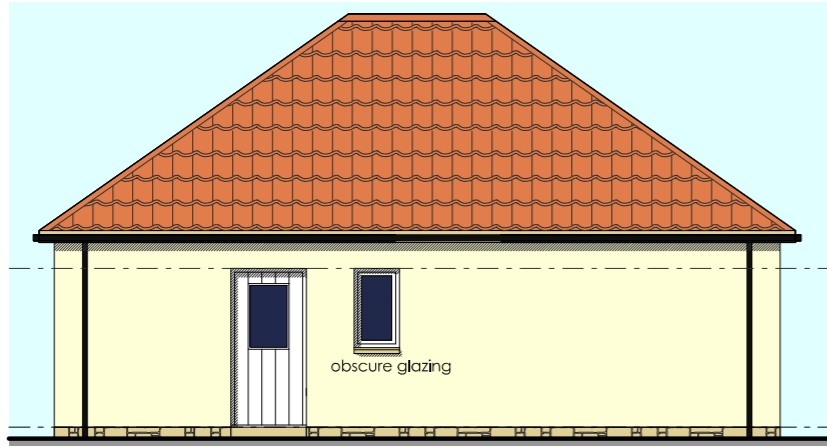
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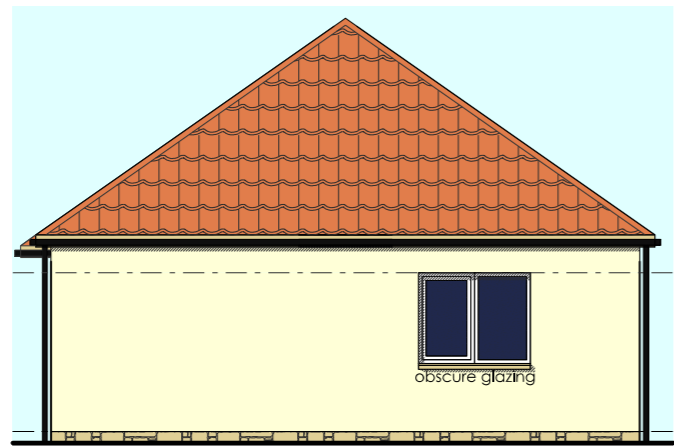
02
pr-02
proposed front elevation
1:100



03
pr-02
proposed side elevation
1:100



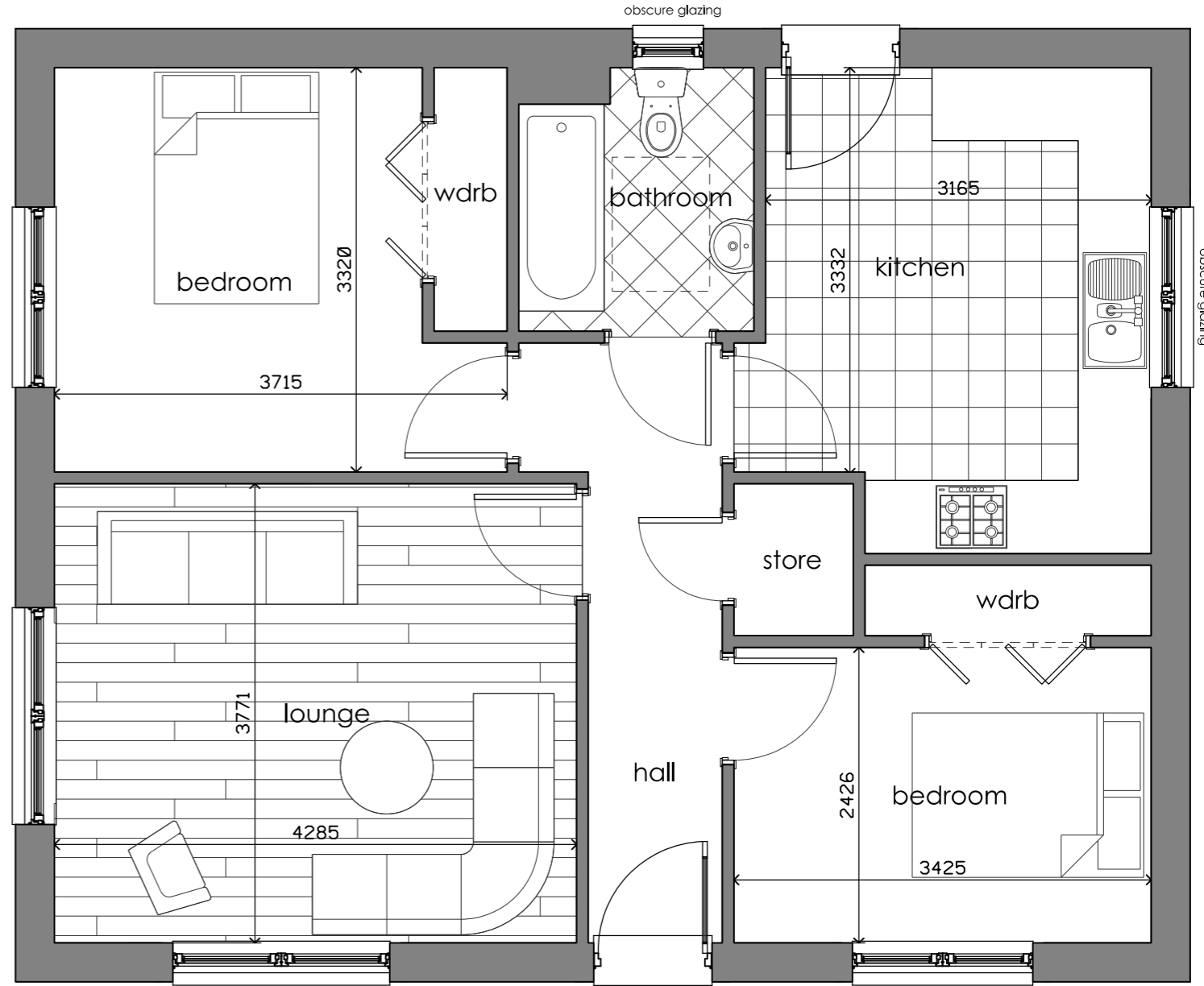
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pr-23-01
proposed rear elevation
1:100



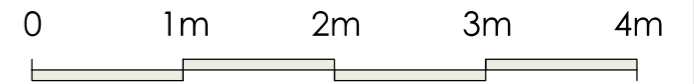
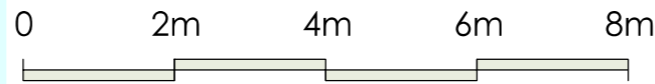
04
pr-23-01
proposed side elevation
1:100

FINISHES SCHEDULE

ROOF	Concrete Interlocking Roof Tiles - Terracotta uPVC rainwater fittings - Black
WALLS	Render with reconstituted Stone basecourse - Buff
WINDOWS	Double Glazed u-PVC windows - White
FASCIA'S	Treated Timber Boards - Buff
DOORS	u-PVC Doors - White



01
pr-02
proposed Ground Floor Plan
1:50



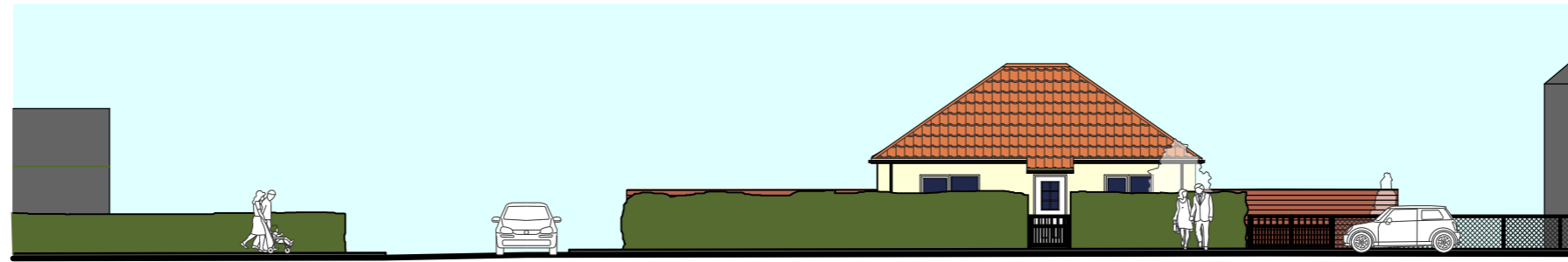
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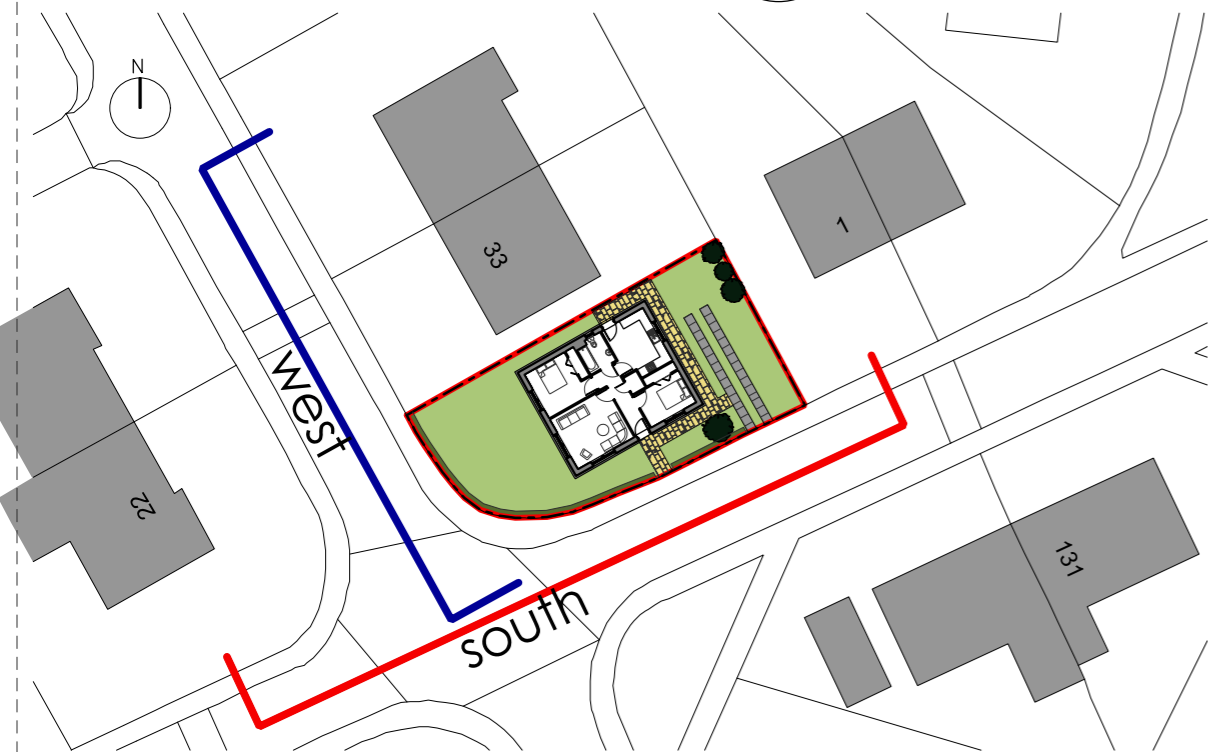
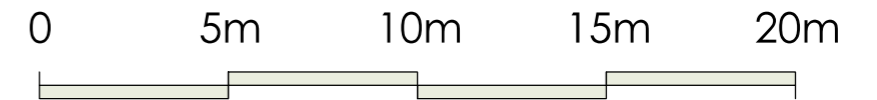
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02 proposed streetscape - South
pr-03 1:200



03 proposed streetscape - West
pr-03 1:200



01 proposed key plan
pr-03 N.T.S

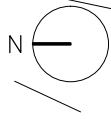
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 DRAWING Proposed Streetscapes
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 DATE Dec18
 SHEET SIZE A3
 SCALE 1:200

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Site footprint of number 29 shown dotted in green overlaid on proposed Site Plan

proposed site

plot with similar footprint

comparitive site massing

0 10m 20m 30m 40m

massing comparison
1:500

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 DRAWING Massing Comparison
 STATUS PLANNING

REV pr04
 DR/NO 18-05
 DATE Dec 18
 SHEET SIZE A4
 SCALE 1:500

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Scale bar
 100mm @ 1:1 scale
 0 50 100



01
03/11/18
existing west isometric
NTS



02
03/11/18
existing south isometric
NTS



03
03/11/18
existing east isometric
NTS



04
03/11/18
existing north isometric
NTS



05
03/11/18
proposed west isometric
NTS



06
03/11/18
proposed south isometric
NTS



07
03/11/18
proposed east isometric
NTS



08
03/11/18
proposed north isometric
NTS

REVISIONS		CHECK	APP'D
REV	DATE	DRAWN/DESCRIPTION	

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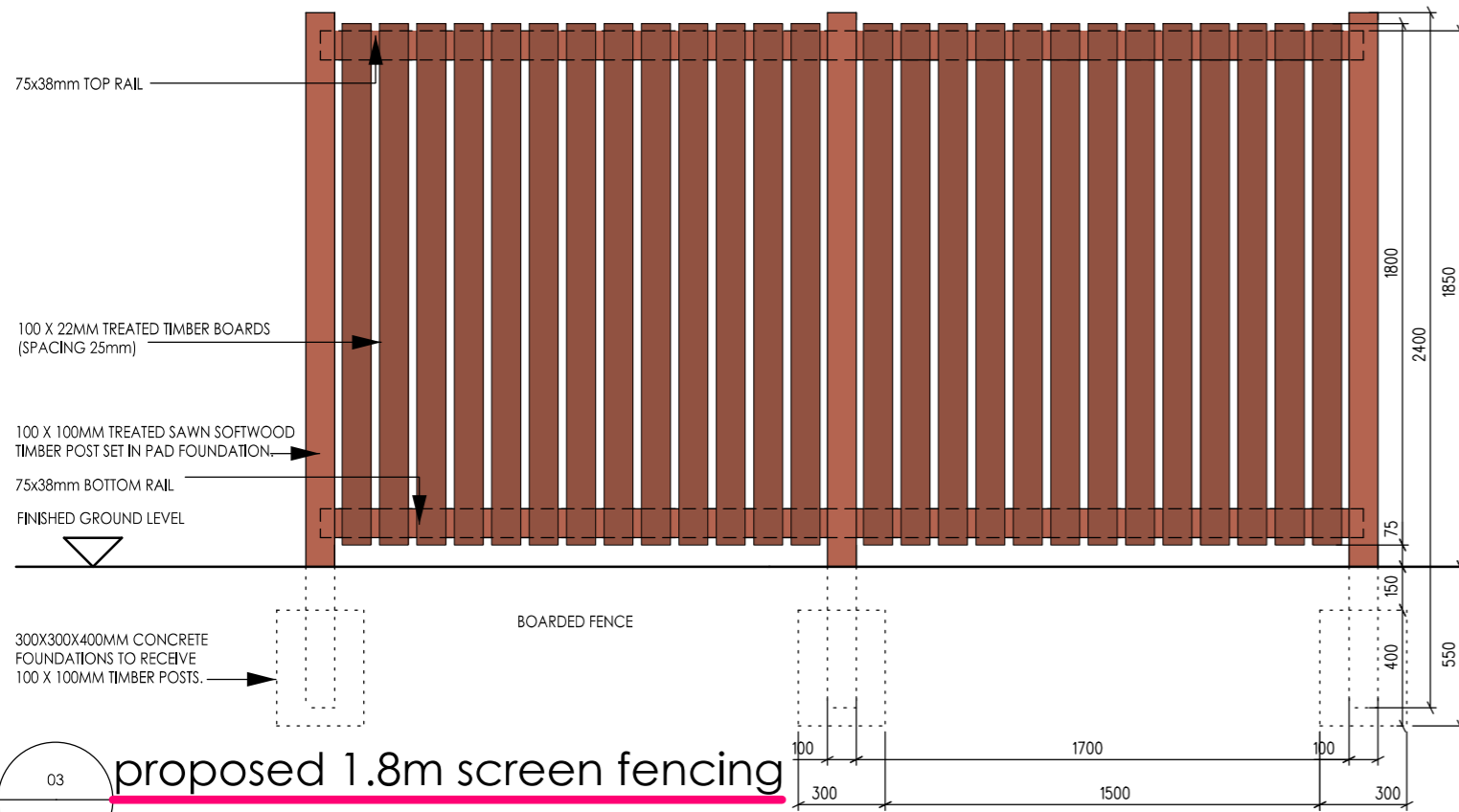
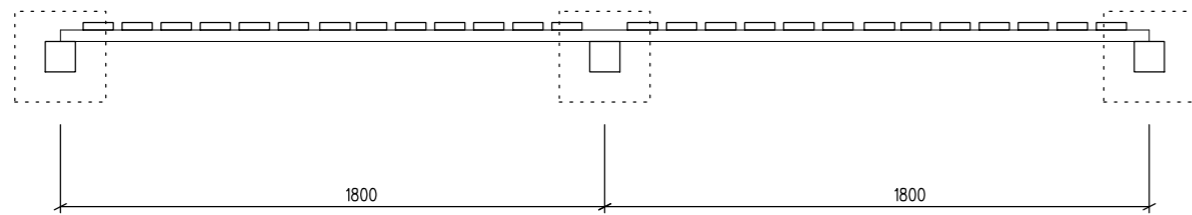
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 DRAWING Existing & proposed Isometrics
 STATUS PLANNING

REV 01/10/18 p-05
 DATE 03/11/18 p-06
 DRAWN BY JTS p-07
 CHECKED BY JTS p-08
 SCALE A1 NTS



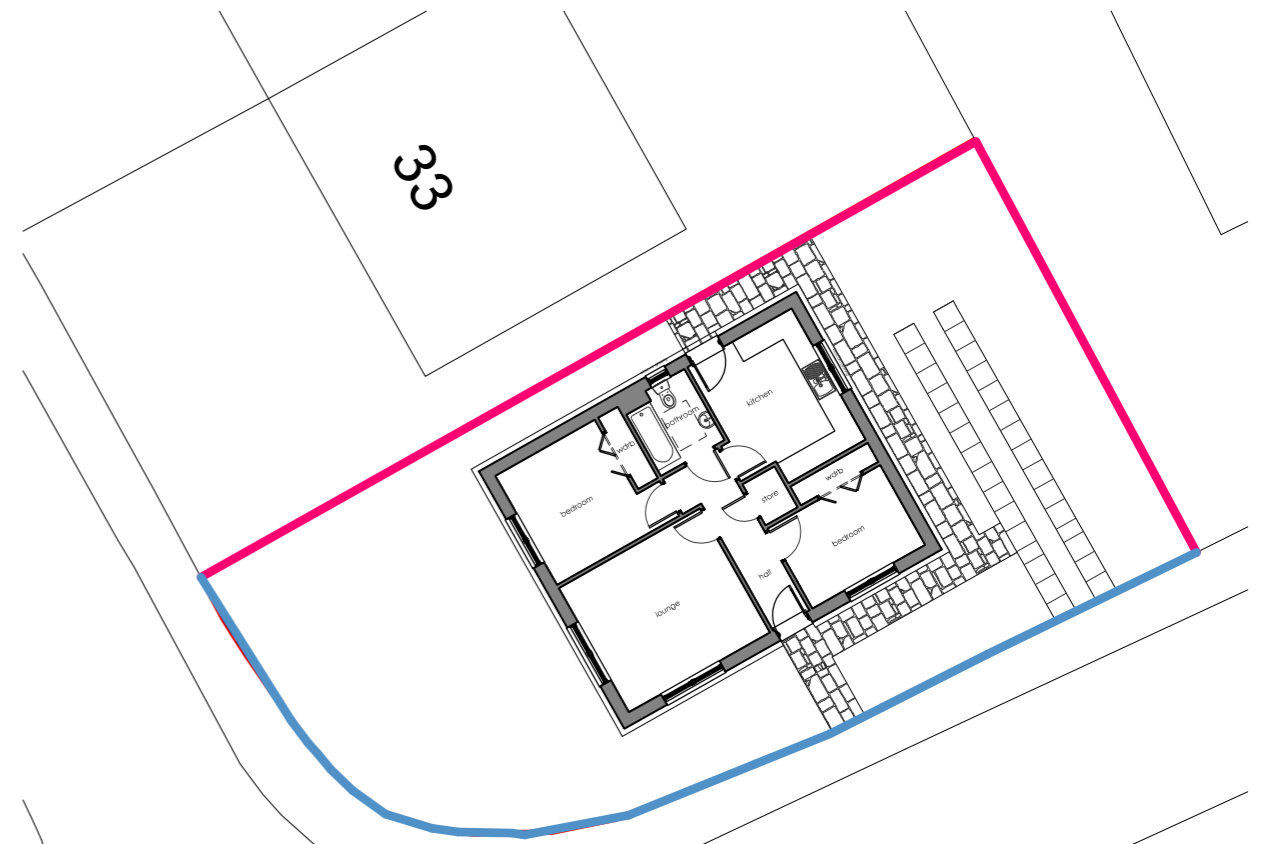
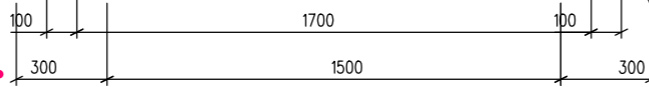
02 existing boundary treatment

pr-06 1:25



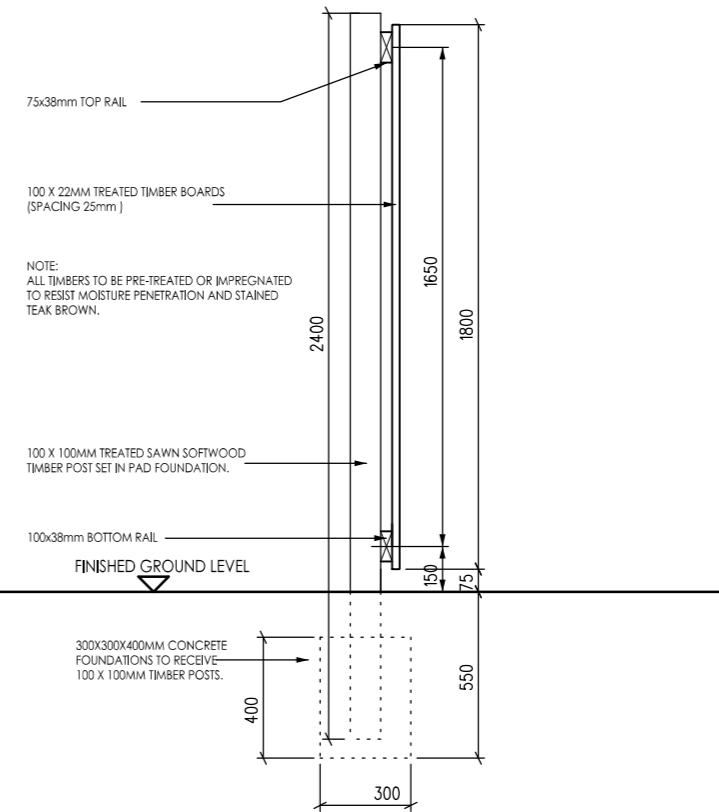
03 proposed 1.8m screen fencing

pr-06 1:25



01 proposed boundary treatment layout

pr-06 N.T.S



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 STATUS PLANNING

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