

# **Response to LRB 2024-10 Written Submissions**

## **Lageonan Road, Grandtully, 23/01564/FLL**

### **Overview**

The following comments, are in response to the recent written submissions from Transport Planning and the Planning Officer, as requested by the LRB members on 13<sup>th</sup> May 2024.

### **Discussion**

Transport Planning - the written submission appears to offer no objections to the proposal, and applies the conditions related to Vehicle Access Consent application, Pavement Permits, providing and maintaining view splays and appropriate kerbing. This is all noted, and very helpful advice and links would be followed.

Planning Officer – the written submission relates to the review of the Tree Survey, Arboricultural Impact Assessment, Tree Protection and Compensatory Planting Plan. It appears to accept that the proposed works could take place with the guidelines noted in those reports. However, the written submission has commented on the “Amenity of future occupants” related to proximity to, and danger of, falling trees, and over shadowing.

As presented in the Design Statement, the images below show the intent of the visual appearance of the dwelling, having a very simple format, closely bounded by nature, including mature trees. The Applicant could have chosen to substantially clear the brown-field plot of trees, prior to the Application, as was done on the immediately adjacent site, but instead chose to try to work with the natural environment, minimising the “footprint”.



Allowing trees to be close to the proposed dwelling was a requirement, not happenstance.

The proposed dwelling and open garden areas lie to the east of the existing trees, ensuring available sunlight would be received from morning through to late afternoon. The proposed solar PV panels would harvest that natural energy. In winter this would be less so, however the limited prevalence of winter sun would be a less significant loss of amenity. The amenity of mature woodland on the “door step” would significantly outweigh this.

With the land sloping upward from the proposed dwelling, through the plot, and on into the adjacent and much larger tree covered land, the trees on the Applicant’s plot, especially those adjacent to the proposed dwelling, would be sheltered from winds that might cause loss of trees towards the dwelling. However, it would be prudent to provide an Action Plan, as part of the Construction Handover Documentation, requiring annual inspection of the trees, by a suitably qualified tree surgeon, confirming the health or otherwise of the

trees on the plot. Occasional removal (and compensatory planting) of category C2 trees, would do no worse than replicate the process of nature.

### **Conclusion**

This modern, simple, modest dwelling was conceived to blend with the wooded surroundings, to be amongst the trees, not keeping them at bay with a sterilised safe zone. The Applicant believes this to be an environmentally positive approach, and is hopeful that potential future actions of future custodians would not prevent the positive intentions of the current.

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End of statement

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