

Design & supporting Statement

Change of use from former convenience store to dwelling with installation of dormer window and associated works

13 Kellas Road Broughty Ferry, Dundee, DD5 3PE



1. Introduction and Purpose of Report

This document comprises a Design and Supporting Planning Statement submitted in support of a planning application for the change of use of the former Wellbank Shop, 13 Kellas Road, Wellbank, to a private dwellinghouse, including associated minor external alterations and internal reconfiguration.

The application relates to a small, standalone building located within an established residential area of Wellbank. The property most recently operated as a local convenience store, however this use ceased in May 2021. Since that time, the premises has remained vacant, despite being marketed for continued commercial use over several years. This lack of uptake clearly demonstrates that the existing use is no longer viable within current economic and local context.

The building itself was historically a dwellinghouse, and the current proposal seeks to reinstate that original residential use, adapting the structure to meet modern living standards while retaining its established form and relationship with the surrounding streetscape.

The key components of the proposal can be summarised as follows:

- Change of use from Class 1 retail (former shop) to residential dwellinghouse;
- Internal reconfiguration to provide a compact, high-quality home across ground and first floor levels;
- Minor external alterations, including replacement roof, formation of a dormer, new rooflights, and upgraded windows and doors;
- Enhancement of external amenity space, including improvement of the existing garden area.

The site extends to approximately 141m², with around 70m² of private garden ground provided to the rear. The proposed dwelling delivers a total internal floorspace of approximately 99m², arranged efficiently to provide modern, functional accommodation appropriate to its scale and context.

The application represents:

- The efficient reuse of an existing vacant building within a defined settlement boundary;
- The redevelopment of a brownfield site, avoiding the need for new land take;
- The removal of a currently underused and deteriorating premises, which detracts from the visual quality of the area;
- The delivery of a modest and sustainable home, contributing to local housing supply.

This statement has been prepared to:

- Provide a clear description of the site, its context, and the proposed development;
- Demonstrate how the proposal responds positively to its surroundings in terms of design, scale, and materials;
- Assess the development against relevant national planning policy, including National Planning Framework 4 (NPF4);
- Consider compliance with the Angus Local Development Plan and associated guidance;
- Confirm that the proposal represents sustainable development with no adverse impacts on residential amenity, character, or infrastructure.

The proposal seeks to bring a long-term vacant and non-viable commercial property back into beneficial use, reinstating its original residential function in a manner that is appropriate, policy-compliant, and beneficial to the local environment.

2. Site and Surrounding Context

2.1 Site Location

The application site is located at 13 Kellas Road, Wellbank, a small rural village within the Angus Council area, situated approximately 8km north-west of Dundee. Wellbank functions as a commuter

settlement, benefiting from its proximity to Dundee and other nearby towns such as Forfar and Monifieth.

Kellas Road is a residential street in the village with a 20mph speed restriction and is characterised by a pattern of small scale residential development, with predominantly cottages and 1.5 storey dwellings with frontages accessed from the road. The site occupies a roadside position within this established streetscape and is readily accessible via the existing public road network.

The village is well served by existing infrastructure, including road connections, public transport links, and access to services within nearby larger settlements. As such, the site represents a sustainable location for residential development, consistent with national and local planning policy objectives which prioritise development within existing settlements.



Above – North approach on Kellas Road. The rear garden area is heavily dilapidated, acting as an eyesore at present.

2.2 Site Description

The site extends to approximately 141m² and comprises a small, detached building set within a defined curtilage. The building sits directly adjacent to the public footpath along Kellas Road, with a modest setback and a clearly defined boundary treatment.

Historically, the property operated as a local convenience store, although its scale, form, and layout remain consistent with a traditional small dwelling. The building is single storey in appearance from the street, with a pitched roof and simple rectangular footprint.

To the rear of the building lies a private garden area extending to approximately 70m², which is enclosed and benefits from a reasonable degree of privacy. This space is currently underutilised and in a state of decline but has clear potential to be enhanced as part of the proposed development.

The existing building fabric has deteriorated in recent years due to prolonged vacancy and lack of maintenance. Elements such as the roof covering, external finishes, and openings are in need of repair or replacement. As a result, the property currently presents as a dilapidated and visually poor-quality structure within the streetscape.

The submitted existing drawings confirm the current internal arrangement, which reflects its former commercial use and includes open retail space and ancillary storage areas.



Above – South approach on Kellas Road.

2.3 Surrounding Character and Land Use

The surrounding area is predominantly residential in character, with Kellas Road defined by a mix of:

- Detached and semi-detached houses;
- Single-storey, one-and-a-half storey, and modest two-storey properties;
- Traditional building forms with pitched roofs;
- Varied but complementary materials, including render, stone, and slate.

Boundary treatments include low walls, fences, and hedging, contributing to a coherent and domestic streetscape. It is proposed to retain the existing stone wall as the defining boundary to the street.

Although the site historically accommodated a commercial use, it now sits within what is effectively a fully residential environment, with no strong commercial cluster or supporting uses nearby. The former shop use is therefore anomalous in the current context.

The scale and massing of the existing building are comparable to surrounding dwellings, reinforcing its suitability for residential reuse. The proposed change of use would therefore align the site with the prevailing land use pattern and reinforce the residential character of the area.

2.4 Landscape and Visual Context

The site does not lie within any designated landscape area, conservation area, or sensitive environmental designation. However, it contributes to the local townscape character of Wellbank, which is defined by:

- Modest building scales;
- Informal but consistent street frontage;
- Domestic garden spaces;
- A mix of traditional and modernised properties.

In its current condition, the building detracts from this character due to its vacant and deteriorating state. The proposed development offers an opportunity to enhance the visual quality of the site, through repair, refurbishment, and improved landscaping.

The introduction of a new slate roof, upgraded openings, and improved garden space will ensure the building sits comfortably within its surroundings and contributes positively to the overall appearance of Kellas Road.



Above –Kellas Road, neighbouring property to the South demonstrates similar configuration and dormer placement to the proposals.

2.5 Accessibility and Connectivity

The site benefits from direct access onto Kellas Road, which connects to the wider local road network. The location allows for:

- Easy access to Dundee and surrounding employment areas;
- Connectivity to local services within nearby settlements;
- Opportunities for both private vehicle use and public transport.

Pedestrian access is provided via the existing pavement along Kellas Road, ensuring safe and convenient movement.

Given its location within an established settlement and proximity to services, the site is considered accessible and sustainable, in line with the spatial strategy of both NPF4 and the Angus Local Development Plan, which seek to direct development to existing communities with supporting infrastructure.

3. Planning History and Existing Use

3.1 Historical Background

The application property at 13 Kellas Road has evolved over time and was originally constructed and used as a dwellinghouse, consistent with the surrounding pattern of development along Kellas Road. At a later stage, the building was converted to operate as a small local convenience store, serving the immediate village and surrounding rural area. This use became unviable due to the small scale nature of the premises in 2021.

There is now a much larger shop located some 150m North, which fulfils the convenience store function on a sustainable scale, as such the opportunity to reestablish the existing shop function has been removed and regardless was previously proved to be unviable.

3.2 Recent Use and Vacancy

The premises most recently operated as a Class 1 retail convenience store, however this use ceased in May 2021. Since that time, the building has remained vacant for a period of several years.

Following closure, the property was actively marketed for rental and potential continued commercial use. Despite these efforts, there has been:

- No meaningful interest from prospective tenants or operators;
- No evidence of demand for retail or similar commercial use at this location;
- No realistic prospect of the premises being brought back into viable business use.

This prolonged vacancy clearly demonstrates that the existing use is no longer economically sustainable, reflecting wider changes in shopping patterns, reduced reliance on small local convenience stores, and the availability of larger retail facilities within nearby settlements.

3.3 Viability of Existing Use

The continued vacancy of the premises since 2021 provides clear and compelling evidence that:

- The property is not commercially viable in its current form and location;
- The scale and layout of the building are unsuited to modern retail requirements;
- The surrounding residential context does not generate sufficient footfall to sustain a shop;
- There is no realistic prospect of reoccupation for business use in the foreseeable future.

In planning terms, it is important to recognise that policy does not seek to retain commercial uses where they are demonstrably unviable, particularly where this results in long-term vacancy and visual decline.

The proposed change of use therefore represents a pragmatic and sustainable response, ensuring the building is returned to active use rather than remaining vacant indefinitely.

3.4 Existing Condition and Impact on the Area

As a direct consequence of its prolonged vacancy, the building has deteriorated in condition. Key issues include:

- Aging and failing roof materials;
- Outdated and deteriorating windows and doors;
- General lack of maintenance;
- Poor presentation of external areas and garden ground.

This has resulted in the property becoming a visual detractor within the streetscape, contrasting negatively with the surrounding well-maintained residential properties.

The current condition of the site can reasonably be described as an eyesore, with the potential to further degrade if left unused.

3.5 Established Use Context

Although the lawful use remains commercial, the broader context is important:

- The building retains the physical characteristics of a dwellinghouse;
- It sits within a fully residential setting;
- The commercial use is now anomalous and no longer reflective of the area's function.

The proposal to revert the building to residential use therefore represents a return to its original and most appropriate function, aligning it with both its physical form and surrounding land uses.

3.6 Position

There is no recent planning history that would conflict with the proposed development. Instead, the key planning consideration relates to the acceptability of the change of use, particularly in the context of:

- Demonstrated lack of commercial viability;
- The residential character of the area;
- The benefits of bringing a vacant building back into use.

In this regard, both NPF4 and the Angus Local Development Plan support the reuse of vacant buildings and the efficient use of land within settlements, particularly where proposals deliver positive environmental and community outcomes.

4. Description of proposals

4.1 Overview

The proposal has been carefully developed to:

- Retain and reuse the existing building wherever possible;
- Introduce only limited and proportionate external changes;
- Provide a high-quality, functional residential layout suited to modern living;
- Enhance the overall appearance and condition of the property.

The development represents a conversion rather than redevelopment, with the structure, footprint and general form of the building remaining largely unchanged. This approach minimises intervention while maximising the beneficial reuse of the existing asset.

4.2 Internal Layout and Accommodation

The existing internal layout reflects its former retail use, comprising open shop space with ancillary storage and WC facilities.

The proposed development introduces a complete internal reconfiguration to create a high quality small dwelling, providing a total internal floor area of approximately 99m² across ground and first floor levels, excluding storage and comb spaces.

Ground Floor

The ground floor is designed to provide the main living accommodation, including:

- A combined living, kitchen and dining space, arranged to maximise natural light and usability;
- A lobby/entrance area, providing a clear transition from the street;
- A WC and service areas, integrated efficiently within the plan.

The layout is open and flexible, making effective use of the available footprint and allowing for a high-quality living environment despite the modest size of the building.

First Floor

The first floor is formed within the existing roofspace and includes:

- Bedroom accommodation;
- Storage and ancillary space;
- Circulation areas linked by a new internal staircase.

The introduction of the first floor allows the building to function as a fully compliant residential unit, meeting contemporary expectations for accommodation while remaining within the constraints of the existing structure.

4.3 External Alterations

The proposed external works are modest in scale and carefully considered, ensuring the building integrates positively with its surroundings while improving its overall appearance and performance.

Roof Replacement

- The existing roof will be removed and replaced with a natural slate covering;
- This aligns with the prevailing materials found within the surrounding residential area;
- Improves both visual quality and weather performance.

Dormer Formation

- A new dormer is proposed to the roof, positioned to provide light and usable headroom to the first-floor accommodation;
- The dormer has been carefully designed and proportioned to remain subordinate to the main roof;
- Its form and placement reflect similar features visible within the surrounding street, with a similar dormer configuration already seen to the neighbouring property to the South.
- The dormer does not overlook private gardens or incur privacy issues with other windows, with all adjacent properties being more than 20m away.

Rooflights

- Additional rooflights (Velux-type) are proposed;
- These provide further natural light while maintaining a low visual impact and do not overlook other properties.

Windows and Doors

- Existing windows and doors will be replaced with modern double-glazed units;
- Materials and colours (RAL grey tones) have been selected to provide a contemporary but neutral appearance;
- Enhances thermal performance and visual consistency.

Rear Bi-Fold Doors

- A new opening will be formed to accommodate large-format bi-fold doors at ground floor level;
- These provide a direct visual and physical connection to the private rear garden;
- Improve natural light and create a stronger relationship between internal and external space.

4.4 Garden and External Space

The proposal includes the upgrade and enhancement of the existing rear garden, which extends to approximately 70m².

Currently, the garden is underutilised and contributes little to the overall quality of the site. The proposed works will:

- Remove unsightly and redundant elements;
- Provide a functional and attractive private amenity space;
- Introduce soft landscaping and potential planting;
- Create a usable outdoor area for future occupants.

Boundary treatments will be retained or improved where necessary to ensure privacy and enclosure, consistent with surrounding properties.

The garden is of a comparative scale to other properties in the street and provides a quiet and private leisure and amenity space.

4.5 Access and Servicing

- Existing access arrangements from Kellas Road will be retained without alteration;
- There is no requirement for new access points or significant changes to the public realm;
- Servicing arrangements, including refuse storage, will be accommodated within the site in a manner typical of residential use.

The change of use is not expected to generate traffic or activity beyond that historically associated with the shop use and we would therefore consider acceptable in transport terms.

4.6 Scale of Development

The overall scale of the development is modest and proportionate:

- Site area: 141m²
- Private garden ground: 70m²
- Total internal floorspace: 99m²

The proposal makes efficient use of the available site without overdevelopment and provides a balanced relationship between built form and private amenity space.

5. Design and Placemaking

5.1 Design Principles

The key principles underpinning the design are:

- Reuse over replacement – retaining the existing structure to minimise waste and embodied carbon;
- Minimal intervention – limiting external alterations to those necessary to facilitate residential use;

- Contextual response – ensuring the building reflects the scale, form and materials of the surrounding area;
- Visual improvement – upgrading a currently dilapidated and vacant building to enhance the streetscape;
- Functional living – creating a practical and attractive home suited to modern standards.

This approach aligns with the placemaking objectives of National Planning Framework 4 (NPF4), which promotes sustainable, context-responsive development that contributes positively to existing places.

5.2 Scale, Massing and Form

A fundamental aspect of the design is the retention of the existing building footprint and overall form, ensuring that the development remains consistent with its established presence within the streetscape.

- The building maintains its compact rectangular plan;
- The existing pitched roof form is retained, reinforcing the traditional domestic character;
- The overall height and massing remain comparable to surrounding properties.

The introduction of a dormer element has been carefully considered:

- It is subordinate to the main roof, both in scale and positioning;
- It is set within the roof slope to avoid visual dominance;
- Its proportions reflect similar features within the surrounding area and immediate context.

This ensures that the additional accommodation is achieved without materially altering the perceived scale of the building or introducing incongruous elements.

Overall, the proposal respects the established building pattern along Kellas Road, maintaining a modest and appropriate built form.

5.3 Materials and Architectural Language

The selection of materials and detailing has been carefully considered to ensure the development integrates seamlessly with its surroundings while delivering a high-quality finish.

Key material choices include:

- Natural slate roof – replacing the existing covering and reflecting the prevalent roofing material within the area;
- Modern double-glazed windows and doors – finished in a neutral RAL grey tone to provide a clean and contemporary appearance;

- Simple and restrained detailing – avoiding unnecessary complexity or visual clutter.

The architectural approach can be described as contemporary but sympathetic, retaining the building's traditional proportions while introducing subtle modern improvements.

This balance ensures that the development:

- Does not appear out of place within the existing streetscape;
- Enhances the visual quality of the building;
- Provides a durable and low-maintenance external finish.

5.4 Streetscape and Visual Impact

In its current condition, the building presents as a vacant and deteriorating structure, which detracts from the overall quality of Kellas Road.

The proposed development will result in a significant visual enhancement, achieved through:

- Replacement of poor-quality materials;
- Introduction of consistent and well-proportioned openings;
- Repair and refurbishment of the building envelope;
- Improved presentation of the site and garden.

The retention of the building's footprint and alignment ensures that the established street pattern is preserved, while the upgraded appearance will contribute positively to the character of the area.

The dormer and rooflights are designed to be visually unobtrusive, ensuring that the overall composition remains balanced and in keeping with neighbouring properties.

5.5 Placemaking and Contribution to the Area

The proposal delivers clear placemaking benefits, particularly in the context of a small rural village such as Wellbank.

These include:

- Reactivating a long-term vacant property, reducing visual decline;
- Reinforcing the residential character of the area;
- Providing a well-designed, functional home within an existing community;
- Enhancing the quality and usability of external space, including the rear garden;
- Supporting the long-term sustainability of the village through additional housing.

The development aligns with the core principles of placemaking by ensuring that the site is:

- Used effectively;
- Visually coherent with its surroundings;
- Positive in its contribution to the local environment.

5.6 Relationship to Surrounding Development

The relationship between the proposed dwelling and neighbouring properties has been carefully considered.

- The scale and massing are consistent with adjacent buildings;
- The use of residential accommodation aligns with the prevailing land use pattern;
- Window placement and design avoid overlooking or privacy issues;
- The building sits comfortably within its plot without overdevelopment.

As a result, the proposal integrates seamlessly into the surrounding context, both visually and functionally.

6. Principle of Development (Policy)

6.1 Settlement Context and Land Use Compatibility

The application site lies within the settlement boundary of Wellbank, where the principle of residential development is strongly supported by both national and local planning policy.

The surrounding area is predominantly residential, characterised by a continuous pattern of dwellinghouses along Kellas Road. In this context:

- The existing shop use is now anomalous and out of keeping with the prevailing land use pattern;
- The building itself retains a domestic scale and form, reinforcing its suitability for residential occupation;
- The proposed use as a dwellinghouse is fully compatible with neighbouring properties.

NPF4 supports development that makes efficient use of land within existing settlements, particularly where it reinforces established patterns of development and contributes to sustainable communities.

The proposal therefore aligns with the spatial strategy of directing development to existing, serviced locations, avoiding unnecessary expansion into undeveloped land.

6.2 Reuse of Existing Building (Brownfield Development)

A key material consideration in this case is the reuse of an existing building, which represents a sustainable and policy-supported form of development.

The proposal:

- Utilises an existing brownfield site;
- Avoids demolition and rebuild, thereby reducing construction waste and embodied carbon;
- Makes efficient use of existing infrastructure and services;
- Enhances a site that is currently underused and visually poor.

NPF4 places strong emphasis on the reuse of vacant and derelict buildings, recognising the environmental and placemaking benefits of bringing such sites back into active use.

In this instance, the proposal represents a highly sustainable intervention, delivering a new home without the need for additional land use.

6.3 Loss of Commercial Use

The primary policy consideration relates to the loss of the existing retail use.

In this case:

- The premises has been vacant since May 2021;
- It has been actively marketed for rental and continued commercial use;
- There has been no meaningful interest or uptake;
- The surrounding area does not provide sufficient footfall or demand to sustain a shop of this scale, hence the closure in 2021;
- Alternative retail provision is available within Wellbank and nearby settlements, including Dundee and Forfar.

This clearly demonstrates that the existing use is no longer viable or sustainable.

NPF4 (Policy 27 – City, Town and Local Centres) recognises that changes of use may be acceptable where:

- A use is no longer viable;
- The proposal contributes positively to the vitality of the area;
- There is no adverse impact on local service provision.

Given the absence of demand and the isolated nature of the former shop, its loss will not undermine the function of any defined centre or local service network.

Instead, the proposal will:

- Prevent long-term vacancy;
- Improve the appearance and condition of the site;
- Introduce a use that is appropriate and sustainable in context.

6.4 Contribution to Housing Supply

The proposal will deliver a modest residential unit within an existing settlement, contributing to housing supply in a sustainable location.

While small in scale, the development is consistent with policy objectives which support:

- The delivery of new homes within established communities;
- The reuse of previously developed land;
- The provision of smaller, more affordable housing options.

The dwelling, with a total floorspace of 99m² and 70m² of private garden ground, provides a functional and appropriate level of accommodation, suitable for a range of occupants.

This aligns with NPF4 Policy 16 (Quality Homes), which supports the delivery of well-designed homes in accessible locations.

6.5 Sustainability and Planning Balance

From a broader planning perspective, the proposal represents sustainable development, delivering a range of environmental, social and economic benefits:

- Environmental
 1. Reuse of an existing structure;
 2. Reduction in construction waste and carbon impact;
 3. Opportunity to improve energy efficiency.
- Social
 1. Provision of a new home within an established community;
 2. Removal of a vacant and deteriorating building;
 3. Enhancement of local amenity.
- Economic
 1. Productive reuse of a redundant asset;
 2. Avoidance of long-term vacancy and decline.

7. National Planning Framework 4 (NPF4) Assessment

7.1 Overview

NPF4 places a strong emphasis on:

- Sustainable development;

- Climate-conscious design;
- Reuse of existing buildings;
- Delivery of high-quality homes within existing settlements.

The proposed development aligns positively with these objectives, as set out below.

7.2 Policy 1 – Tackling the Climate and Nature Crisis

Policy 1 requires that all development proposals contribute to addressing the climate and nature crisis.

The proposal supports this policy through:

- Reuse of an existing building, avoiding demolition and reducing embodied carbon;
- Minimising the need for new construction materials;
- Improving the overall efficiency and condition of the building through refurbishment;
- Making use of an existing serviced site within a settlement.

By prioritising reuse over redevelopment, the proposal represents a low-impact and resource-efficient form of development, consistent with the overarching aims of NPF4.

7.3 Policy 2 – Climate Mitigation and Adaptation

Policy 2 supports development that minimises greenhouse gas emissions and adapts to the impacts of climate change.

The proposal contributes to this by:

- Retaining the existing structure, thereby significantly reducing construction-related emissions;
- Introducing modern materials and building upgrades, including improved insulation and energy-efficient glazing;
- Providing opportunities for enhanced thermal performance through roof replacement and refurbishment works.

The compact scale of the dwelling (99m²) also promotes efficient energy use, making it inherently more sustainable than larger housing typologies.

7.4 Policy 3 – Biodiversity

Policy 3 seeks to protect and enhance biodiversity.

While the site is small and not of ecological significance, the proposal provides opportunities for minor biodiversity enhancement, including:

- Improvement of the existing garden area (70m²) through soft landscaping;
- Potential for introduction of planting and habitat features;
- Replacement of hard or neglected surfaces with usable green space.

The proposal therefore delivers a net improvement in site condition, consistent with the intent of the policy.

7.5 Policy 6 – Forestry, Woodland and Trees

Policy 6 relates to the protection of woodland and trees.

The site does not contain any significant trees or woodland features, and the proposal will not result in the loss of any such assets. The enhancement of the garden space provides opportunity for new planting, contributing positively to local environmental quality.

7.6 Policy 16 – Quality Homes

Policy 16 supports the delivery of high-quality, sustainable homes in appropriate locations.

The proposed development meets the requirements of this policy in the following ways:

- **Location:**
The site is located within an established settlement with access to services and transport links, representing a sustainable location for housing.
- **Design and Quality:**
The dwelling is well-designed, making efficient use of a compact footprint while providing functional and attractive accommodation.
- **Internal Space:**
The total floorspace of 99m² provides an appropriate level of accommodation for a small dwelling.
- **Private Amenity:**
The provision of approximately 70m² of private garden ground ensures adequate outdoor space for future occupants.
- **Compatibility:**
The residential use aligns with the surrounding character and does not give rise to conflicts with neighbouring properties.
- **Reuse of Existing Buildings:**
The proposal supports the reuse of a vacant structure, which is explicitly encouraged by NPF4.

Overall, the development delivers a policy-compliant, modest and high-quality home, consistent with the objectives of Policy 16.

7.7 Policy 27 – City, Town, Local and Commercial Centres

Policy 27 supports the vitality and viability of centres but recognises that change of use may be appropriate where existing uses are no longer viable.

In this case:

- The former shop is not located within a defined commercial centre;
- The property has been vacant since May 2021;
- Active marketing has demonstrated a lack of demand for continued commercial use;
- The surrounding area is now predominantly residential in character.

The loss of the shop use will therefore:

- Not undermine the function of any centre;
- Not result in a reduction in accessible services within a defined retail area;
- Allow the building to be brought back into beneficial use.

The proposal is therefore consistent with Policy 27, which allows flexibility where commercial uses are no longer viable.

7.8 Placemaking and Sustainable Development

Beyond individual policies, NPF4 promotes the creation of sustainable, liveable and well-designed places.

The proposal aligns with these broader objectives by:

- Reusing a vacant and underutilised building;
- Enhancing the visual quality of the streetscape;
- Reinforcing the residential character of the area;
- Delivering a functional and attractive home within an existing community.

The development avoids unnecessary expansion into undeveloped land and instead focuses on making better use of existing assets, which is a core principle of NPF4.

8. Angus Local Development Plan Assessment

8.1 Overview

The ALDP sets out the spatial strategy for the area and supports development that:

- Is located within defined settlements;
- Makes efficient use of land and buildings;
- Respects the character and amenity of its surroundings;
- Delivers high-quality, sustainable development.

The proposal to convert a vacant former shop into a dwellinghouse aligns positively with these objectives, as set out below.

8.2 Settlement Strategy

The site is located within the settlement boundary of Wellbank, where the principle of development is generally supported.

The Angus LDP directs new development towards existing settlements, where infrastructure and services are already in place. In this context:

- The proposal represents the reuse of an existing building within a sustainable location;
- It avoids the need for development on greenfield land;
- It contributes to the continued vitality and occupation of the village.

The proposal is therefore fully consistent with the spatial strategy of the LDP, which prioritises development within established communities.

8.3 Housing and Reuse of Buildings

The LDP supports opportunities for:

- Small-scale residential development within settlements;
- The conversion and reuse of existing buildings;
- The provision of housing that meets local needs.

The proposal aligns with these objectives by:

- Delivering a single dwellinghouse within an existing plot;
- Making efficient use of a vacant and underutilised building;
- Providing a modest and functional home (99m² floorspace);
- Retaining and enhancing the existing built form.

The reuse of the building avoids unnecessary demolition and represents a sustainable and resource-efficient approach, consistent with LDP policy.

8.4 Design Quality and Local Character

The Angus LDP places significant emphasis on achieving a high standard of design that respects local character and integrates successfully with its surroundings.

The proposal satisfies these requirements as follows:

- **Scale and Form:**
The existing building footprint and overall form are retained, ensuring consistency with the established streetscape.
- **Massing:**
The development remains modest in scale, comparable to neighbouring properties.
- **Materials:**
The introduction of a natural slate roof and upgraded windows enhances the visual quality while reflecting local materiality.
- **Design Approach:**
External alterations are minimal and sympathetic, ensuring the building remains appropriate to its context.

The development will result in a clear visual improvement, replacing a dilapidated structure with a well-presented and coherent dwelling.

8.5 Residential Amenity

The LDP requires that development should not adversely impact the amenity of existing or future occupants.

The proposal meets these requirements by:

- Providing adequate internal space (99m²) for comfortable living;
- Delivering 70m² of private garden ground, ensuring usable outdoor amenity;
- Avoiding overlooking, overshadowing or loss of privacy for neighbouring properties;
- Introducing a residential use that is fully compatible with the surrounding area.

Given that the site previously accommodated a commercial use, the proposed residential use is likely to result in a reduction in activity and disturbance, further supporting amenity objectives.

8.6 Impact on Existing Use and Loss of Commercial Function

While the LDP supports the retention of local services where viable, it also recognises that:

- Not all commercial uses can be sustained in smaller settlements;
- Long-term vacancy can have a negative impact on the character and vitality of an area;

- Alternative uses may be appropriate where viability cannot be demonstrated.

In this case:

- The shop has been vacant since May 2021;
- Marketing efforts have confirmed a lack of demand;
- The surrounding area is now overwhelmingly residential;
- The building is no longer suited to modern retail requirements.

The loss of the commercial use is therefore justified and will not undermine the provision of local services, particularly given the proximity of alternative retail facilities in nearby settlements.

8.7 Access, Infrastructure and Servicing

The proposal makes use of existing infrastructure, with:

- No requirement for new access arrangements;
- Existing connections to services retained;
- No significant increase in demand on local infrastructure.

The development is therefore considered acceptable in terms of access, servicing, and infrastructure capacity, consistent with LDP requirements.

8.8 Environmental and Sustainability Considerations

The Angus LDP promotes sustainable development, including:

- Efficient use of land and resources;
- Reduction of environmental impact;
- Enhancement of site conditions.

The proposal achieves this by:

- Reusing an existing building;
- Avoiding unnecessary demolition and construction;
- Improving the energy efficiency of the structure;
- Enhancing the external environment through garden improvements.

This represents a sustainable form of development, consistent with both local and national policy objectives.

9. Access, Parking and Servicing

9.1 Overview

The development has been designed to ensure that access and servicing arrangements remain safe, practical, and appropriate to the scale of the proposal.

9.2 Vehicular and Pedestrian Access

The site benefits from existing access directly onto Kellas Road, which will be retained without alteration.

- No new access points are proposed;
- There are no changes to the alignment or configuration of the existing access;
- The development will continue to utilise the established connection to the public road network.

Pedestrian access is also well provided for, with:

- A public footpath along Kellas Road;
- Direct and convenient access to the property entrance;
- Safe and legible routes for occupants and visitors.

9.3 Parking Provision

The site has historically accommodated a commercial use, which would have generated regular vehicular movements, including customer visits and deliveries.

In comparison, the proposed use as a single dwellinghouse will generate significantly lower levels of traffic and parking demand.

- The development does not require formal off-street parking provision due to its scale and specific context;
- On-street parking is available along Kellas Road, consistent with surrounding residential properties;
- The level of demand associated with a single dwelling is modest and typical of the area.

The property is located on a residential street in a 20mph limited zone, with ample on-street parking provision.

9.4 Traffic and Movement

The proposed development will result in a reduction in overall traffic generation compared to the former shop use.

- The previous retail use would have generated frequent short-term visits;
- The proposed residential use will generate limited daily trips, typical of a single household;

- There will be no requirement for delivery vehicles or servicing activity associated with commercial operations.

As a result, the proposal will have a neutral to positive impact on local traffic conditions, reducing vehicle movements and associated activity.

9.5 Servicing and Refuse

Servicing arrangements for the proposed dwelling will operate in a manner typical of residential properties.

- Refuse and recycling bins will be stored within the site, within the rear garden area;
- Bins can be presented for collection at the roadside in accordance with standard local authority practice;
- There is no requirement for dedicated servicing areas or infrastructure.

The arrangements are simple, practical, and fully compatible with the surrounding residential context.

9.6 Infrastructure and Utilities

The site is already connected to existing infrastructure and utility services, including:

- Water supply;
- Drainage;
- Electricity;
- Telecommunications.

The proposal does not require any significant upgrades or extensions to existing infrastructure. The change of use to residential is not expected to place any additional strain on local services, given the modest scale of the development.

10. Sustainability and Environmental Considerations

10.1 Overview

This section outlines how the proposed development responds to sustainability and environmental objectives, in line with the requirements of National Planning Framework 4 (NPF4) and the Angus Local Development Plan.

A key strength of the proposal lies in its inherently sustainable approach, centred on the reuse of an existing vacant building within a serviced settlement. This significantly reduces environmental impact when compared to new-build development.

10.2 Reuse of Existing Building

The proposal prioritises the retention and adaptation of the existing structure, which delivers substantial environmental benefits:

- Avoids demolition and reduces construction waste;
- Minimises the use of new materials and associated embodied carbon;
- Makes efficient use of an existing building within an established settlement;
- Reduces the overall environmental footprint of development.

This approach aligns directly with NPF4's emphasis on resource efficiency and low-carbon development, representing a sustainable alternative to redevelopment.

10.3 Energy Efficiency and Building Performance

The conversion of the building provides an opportunity to significantly improve its energy performance and thermal efficiency.

Key measures include:

- Replacement of the existing roof with a new insulated slate roof construction;
- Installation of modern double-glazed windows and doors;
- Upgrading of building fabric to meet current standards;
- Improved airtightness and overall thermal performance.

These improvements will result in:

- Reduced energy consumption;
- Lower heating demand;
- Improved comfort for occupants.

The compact scale of the dwelling (99m²) further contributes to energy efficiency, requiring less energy to heat and maintain.

10.4 Climate Change Mitigation

The proposal contributes positively to climate change mitigation through:

- The reuse of an existing building, significantly reducing embodied carbon emissions;
- Limiting construction activity and associated environmental impacts;

- Supporting development within an existing settlement, reducing reliance on car-based travel compared to more remote locations.

By focusing on refurbishment rather than new construction, the proposal represents a low-carbon development solution, fully aligned with national climate objectives.

10.5 Sustainable Land Use

The proposal makes efficient use of a small brownfield site (141m²) within a defined settlement boundary.

- No greenfield land is required;
- Existing infrastructure and services are utilised;
- The development supports the compact growth of existing communities.

This approach reflects the principles of sustainable land use, ensuring that development is directed to appropriate and serviced locations.

10.6 Biodiversity and External Environment

While the site is limited in size and currently of low ecological value, the proposal provides opportunities for environmental enhancement, including:

- Improvement of the 70m² rear garden area;
- Introduction of soft landscaping and planting;
- Potential for small-scale habitat features such as planting beds or garden vegetation.

These changes will result in a net improvement in the environmental quality of the site, replacing a neglected and underused space with a functional and green amenity area.

10.7 Waste Reduction and Resource Efficiency

The proposal supports waste minimisation and efficient resource use by:

- Retaining the majority of the existing structure;
- Avoiding large-scale demolition;
- Reducing construction waste and material consumption;
- Extending the lifespan of the existing building.

This aligns with the principles of the circular economy, as promoted within NPF4.

11. Conclusion

This application seeks planning permission for the change of use of a former convenience store to a private dwellinghouse at 13 Kellas Road, Wellbank, together with minor and sympathetic alterations.

The proposal represents a sustainable and policy-compliant redevelopment, bringing a long-term vacant and non-viable building back into beneficial use. The property has remained unused since May 2021 despite active marketing, clearly demonstrating that the existing commercial use is no longer viable or appropriate in the current context.

The development has been carefully designed to:

- Retain and reuse the existing building, minimising environmental impact;
- Introduce only modest and proportionate alterations, including a new slate roof, dormer, and upgraded openings;
- Deliver a high-quality, compact dwelling of approximately 99m²;
- Provide private garden ground of approximately 70m², ensuring adequate amenity;
- Enhance the visual appearance of the site, removing a current eyesore.

From a planning perspective, the proposal:

- Is located within a defined settlement boundary, where residential development is supported;
- Aligns with the predominantly residential character of the surrounding area;
- Represents the efficient reuse of a brownfield site, consistent with sustainable development principles;
- Fully accords with the objectives of National Planning Framework 4, particularly in relation to climate, placemaking, and quality homes;
- Complies with the Angus Local Development Plan, including policies relating to design, amenity, and land use.

We believe the proposals will deliver a net positive outcome, reducing vacancy, improving environmental quality, and contributing to the local housing stock.

Wilson Paul Architects

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