TCP/11/16(418)
Planning Application – 16/00011/FLL – Erection of 9 flats on land 30 metres east of 177 High Street, Old Causeway, Kinross

INDEX

TCP/11/16(418)
Planning Application – 16/00363/IPL – Erection of a dwellinghouse (in principle) land 30 metres west of Lochend Farmhouse, Scotlandwell

PAPERS SUBMITTED BY THE APPLICANT

Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100015203-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	JJF Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Joe	Building Name:	
Last Name: *	Fitzpatrick	Building Number:	35
Telephone Number: *	01592874360	Address 1 (Street): *	Aytoun Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Burntisland
Fax Number:		Country: *	UK
		Postcode: *	KY3 9HS
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Electrical Contractors
First Name: *	Adam	Building Number:	1
Last Name: *	Neilson	Address 1 (Street): *	Old Causeway
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Kinross
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	KY138EZ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:	
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	
Post Code:	

Please identify/describe the location of the site or sites

Northing	701953	Easting	311948

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of 9No Flats

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See Supporting Documents

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Document 1 – Perth and Kinross Council Decision Notice 16/00011/FLL. Document 2 – Previous Design of Flats under 14/02123/FLL Document 3 – Report of Handling for Planning Application 16/00011/FLL

Application Details

Please provide details of the application and decision.

What is the application reference number? * 16/00011/FLL

What date was the application submitted to the planning authority? * 05/01/2016

What date was the decision issued by the planning authority? * 07/03/2016

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Joe Fitzpatrick

Declaration Date: 06/06/2016

J J FITZPATRICK planning consultant

office/fax 01592 874360
mobile 07974 426615

NOTICE OF REVIEW – Supporting Statement

Planning Application 16/00011/FLL Erection of 9 Flats Land 30 Metres East Of 177 High Street Old Causeway Kinross

Applicant: Mr A Neilson

4th June 2016

95 AYTOUN CRESCENT BURNTISLAND FIFE KY3 9HS

1.0 INTRODUCTION

1.1 An application for full planning permission for the erection of 9 residential flats, to replace the industrial premises operated by Adam Neilson Electrical Contractors at Old Causeway Kinross (Ref 16/00011/FLL), was submitted to Perth and Kinross Council on the 5th January 2016 and subsequently register on the 19th January 2016. On the 7th March 2016 the application was refused for the following reasons:

1. *As the proposed design of the building would not contribute positively to the quality of the surrounding built and natural heritage, fails to convincingly respect the character and amenity of the area and have an adverse impact on the visual amenity of the area, the proposal is contrary to Policies PM1A, PM1B and Policy RD1 of the adopted Local Development Plan 2014.*

2. *As the proposed scale and selective living room window arrangement of the building will have an overbearing effect and an overall potential adverse impact on neighbouring residential amenity, the proposals would as a result not be in accordance with Policy RD1 of the Local Development Plan 2014.*

3. *The proposals are contrary to Policy HE3A of the Local Development Plan 2014, in failing to satisfy policy criteria, which seeks to ensure that development outwith a Conservation Area, which will impact upon its special qualities, must remain appropriate to its appearance, character and setting.*

1.2 A copy of the Decision Notice has been attached with this submission (Document 1). A Design Statement in support of the proposed development was submitted with the application and it is understood that this document will form part of the details available to the Review Body in considering this request for review. In addition, an understanding of the planning history relating to this site is an important issue with respect to an assessment of the current proposals. Therefore, as well as addressing the reasons for refusal, this statement also sets out the relevant planning history.

2.0 PLANNING HISTORY

2.1 The planning history relating to the site is as follows:

- An application for the demolition of the exiting industrial premises and erection of 9 flats was submitted to Perth and Kinross Council in December of 2014 (Ref 14/02123/FLL). This application was refused on design grounds as well as in relation to amenity and flooding issues.

- In order to examine scope for addressing the design concerns a meeting was convened with the case officer who handled the application on the 19th May 2015 at the Councils offices. The discussion at the meeting focused on the changes that the Council would wish to see made to the design in order to gain a positive recommendation. The general consideration related to achieving a more traditional design and adding visual interest to the main elevations. This involved a revision from the three storey to a 2.5 storey design and the introduction of traditional wall head dormers, the replacement of the previously proposed hipped roof design with full gables, the introduction of skews, the formation of a full height central entrance feature formed in sandstone and the omission of timber as an external finishing material. A plan indicating the previously proposed design is attached for comparison (Document 2). Although no commitment was given at the meeting it was generally considered that these design changes would represent a positive way forward.

- On resubmission of the application the case was assigned to a different case officer who was not present at the follow up meeting held on the 19th May. It is unclear if the terms of discussion at that meeting were passed on to the new case officer.

35 DYTOWN CRESCENT BURNTISLAND FIFE KY3 9HS

3.0 GROUNDS FOR REVIEW

3.1 Reasons Refusal 1 and 3

3.2 The issues raised under the first and third reasons for refusal share a common source in terms of the design of the proposed flats. For this reason these issues will be addressed together within the context of the following considerations relating to design.

3.3 The Design Statement submitted with this application is considered to present a sound and comprehensive case for approval of this application, which fully addresses the concerns expressed under the first and third reasons for refusal. The following comments seek to specifically addressing the issues raised:

- The first concern expressed is that the proposed development "would not contribute positively to the quality of the surrounding built and natural heritage". Although the site is located adjacent to the conservation area the surrounding built and natural heritage is overwhelmingly dominated by modern development comprising the residential care facility at Causeway Court, the Millbridge Centre and most significantly the new housing development at Sandport. The proposed development is entirely consistent with this surrounding built context and will make a positive contribution.

- The second concern is that the proposal "fails to convincingly respect the character and amenity of the area". For the above reasons it is also considered that the proposed development is entirely consistent with the character and amenity of the area.

- In addressing the third concern, that the proposals will "have an adverse impact on the visual amenity of the area", it is considered that the removal of a visually intrusive and architecturally poor industrial building and its replacement with the proposed flats will represent a significant improvement to visual amenity.

- The remaining design concern is that the proposed development will impact on the special qualities of the conservation area and will not be appropriate to its appearance, character and setting. In addressing this concern it will be noted that the portion of the conservation area which provides setting for the proposed development is characterized by the rear of the properties fronting High St and that these do not reflect a level of architectural merit which can be considered to represent a special feature. In this regard, the proposed development is considered to represent a marked improvement on the appearance character and setting of the conservation area.

3.4 Although it is acknowledged that the site is located adjacent to the conservation area, it is considered that this particular edge of the conservation area lacks the degree of architectural merit or built heritage quality that would justify refusal of this application on grounds that it will adversely affect the conservation area, particularly so given that the design is entirely consistent with the local urban context, a significant element of which comprising of the modern housing development at Sandport has been relatively recently approved by the Council. The removal of the existing industrial structure must also be taken into consideration as a significant positive visual improvement.

3.5 In view of the above, and contrary to the reason for refusal offered, the proposal is considered to be entirely consistent with the provisions of policies PM1A, PM1B, RD1 and HE3A of the adopted Local Development Plan 2014. Therefore, in terms of design the proposed development is considered to be entirely consistent with the development plan and a favourable determination under Section 25 of the Town and Country Planning (Scotland) Act 1997 is considered to be merited in this case.

3.6 Reason For Refusal 2

3.7 The second reason for refusal relates to the impact of the proposed development due to overlooking from two windows. These relate to a window on the south west gable at 1st and 2nd floor level serving the living room area. In this regard the Report of Handling (Document 3) advises that this concern is confined to the secondary windows as opposed to the main living room windows. However, these secondary windows are not required and can easily be removed. This issue had been discussed at the meeting with the previous case officer and an undertaking was given to remove the window at each level as part of the resubmission application. However, following the meeting it had been noted that an existing window serving the industrial premises also overlooked the garden area in question. It was hoped that a re-examination of the issue taking the existing degree of overlooking into account would enable the secondary windows to be retained. The intention was that if on re-examination there were ongoing concerns regarding the secondary windows then these would simply be removed in the course of discussion with the case officer for the resubmission application. However, the application was determined without an opportunity to enter into discussion on any issues of concern.

3.8 If an opportunity was given then these windows would have been removed and revised plans submitted. This can be done on request by the Review Body. Alternatively, the applicant Mr Neilson is happy to agree to a condition attached to an approval addressing this issue by requiring that these two windows be omitted.

3.9 In view of the above, it is consider that an easy fix exists in relation to the concerns expressed under the second reason for refusal and that this would address any concerns relating to residential amenity, consistent with the requirements of policy RD1 of the Local Development Plan 2014. Therefore, in terms of effect on residential amenity the proposed development is considered to be entirely consistent with the development plan and a favourable determination under Section 25 of the Town and Country Planning (Scotland) Act 1997 is considered to be merited in this case.

4.0 **CONCLUSION**

4.1 It is considered that the above supporting statement provides a strong case for setting aside the concerns expressed by the Development Management Team with respect to the impact of the proposals on visual amenity as well as on the overall quality conservation area. The concern relating to impact on residential amenity can easily be address by omission of the two windows involved.

4.2 Therefore, in view of the above, the proposed development is considered to be entirely consistent with the development plan and a favourable determination under Section 25 of the Town and Country Planning (Scotland) Act 1997 is considered to be merited in this case.

PERTH AND KINROSS COUNCIL

Mr Adam Neilson
c/o Joe Fitzpatrick Planning Consultant
Joe Fitzpatrick
35 Aytoun Crescent
Burntisland
KY3 9HS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 07.03.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/00011/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 19th January 2016 for permission for **Erection of 9no. flats Land 30 Metres East Of 177 High Street Old Causeway Kinross** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. As the proposed design of the building would not contribute positively to the quality of the surrounding built and natural heritage, fails to convincingly respect the character and amenity of the area and have an adverse impact on the visual amenity of the area, the proposal is contrary to Policies PM1A, PM1B and Policy RD1 of the adopted Local Development Plan 2014.

2. As the proposed scale and selective living room window arrangement of the building will have an overbearing effect and an overall potential adverse impact on neighbouring residential amenity, the proposals would as a result not be in accordance with Policy RD1 of the Local Development Plan 2014.

3. The proposals are contrary to Policy HE3A of the Local Development Plan 2014, in failing to satisfy policy criteria, which seeks to ensure that development outwith a Conservation Area, which will impact upon its special qualities, must remain appropriate to its appearance, character and setting.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

16/00011/1	**16/00011/8**
16/00011/2	**16/00011/9**
16/00011/3	**16/00011/10**
16/00011/4	**16/00011/11**
16/00011/5	**16/00011/12**
16/00011/6	**16/00011/13**
16/00011/7	**16/00011/14**

REPORT OF HANDLING

DELEGATED REPORT

Ref No	**16/00011/FLL**	
Ward No	**N8- Kinross-shire**	
Due Determination Date	**18.03.2016**	
Case Officer	**John Russell**	
Report Issued by		**Date**
Countersigned by		**Date**

PROPOSAL: Erection of 9no. flats

LOCATION: Land 30 Metres East Of 177 High Street Old Causeway Kinross

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 25 January 2016

SITE PHOTOGRAPHS




BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application is the resubmission of an earlier application that was refused 14/02123/FLL. It seeks to establish established consent for wholesale redevelopment and change of use of an existing office/light industrial unit into a flat block comprising 9 units. The proposal aims to address the previous reasons for refusal.

The site comprises 812 sqm; bounded by brick walls, partly clad in dry dash render. The existing site is part of an historic light industrial development, in and around Causewayhead and Sandport, much of which has now been redeveloped for residential development. Car parking is situated to the north of the site, with a mixture of single, 1.5 storey and 2 storey properties in the immediate area. The site sits largely in isolation, of an irregular block form.

The redevelopment of the site includes wholesale demolition of the existing buildings and boundary walling with a new build, three storey flatted block, including hipped roof, parking and low level landscaping. Materials include sandstone base, white roughcast, slate effect tiles, grey upvc window frames.

SITE HISTORY

14/02123/FLL Demolition of office/light industrial unit and erection of 9 flats 13 February 2015 Application Refused

PRE-APPLICATION CONSULTATION

Pre application: Meeting undertaken with previous case officer to discuss earlier refusal and revisions that could be made to the scheme.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *"By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The*

quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs."

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy RD1 - Residential Areas
In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy PM1A - Placemaking
Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking
All proposals should meet all eight of the placemaking criteria.

Policy PM2 - Design Statements
Design Statements should normally accompany a planning application if the development comprises 5 or more dwellings, is a non-residential use which exceeds 0.5 ha or if the development affects the character or appearance of a Conservation Area, Historic Garden, Designed Landscape or the setting of a Listed Building or Scheduled Monument.

Policy PM3 - Infrastructure Contributions
Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy HE3A - Conservation Areas
Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of a new development within a Conservation Area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting. Where a Conservation Area Appraisal has been undertaken the details should be used to guide the form and design of

new development proposals.

Policy RD4 - Affordable Housing
Residential development consisting of 5 of more units should include provision of an affordable housing contribution amounting to 25% of the total number of units. Off-site provision or a commuted sum is acceptable as an alternative in appropriate circumstances.

Policy EP2 - New Development and Flooding
There is a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. Built development should avoid areas at significant risk from landslip, coastal erosion and storm surges. Development should comply with the criteria set out in the policy.

OTHER POLICIES

Developer Contributions (2014)

This document sets out the Council's policy towards obtaining developer contributions in relation to Primary Education. This Supplementary Guidance should be read in conjunction with Local Development Plan Policy PM3: Infrastructure Contributions and Developer Contributions Supplementary Guidance.

Affordable Housing Policy (2014)

The Council's Affordable Housing Policy is applicable to all residential development of 5 units and above. It therefore remains relevant to this application. A minimum of 25% of affordable units should be provided on site, in accordance with the terms of the Policy and extant planning consent.

PKC Developers Guidance Note (Flood Risk and Flood Risk Assessments) 2014

CONSULTATION RESPONSES

Community Waste Advisor - Environment Service – Advice provided on waste storage and road specifications to allow for refuse collection.

Contributions Officer - contributions for education and affordable housing requirement set out in this case.

Affordable Housing Officer- See contribution officer comments.

Education And Children's Services- See contribution officer comments.

Local Flood Prevention Authority – No objection.

Scottish Water – No response received.

Environmental Health – No objection. Informative suggested.

Transport Planning – No objections.

REPRESENTATIONS

One letter of representation has been received objecting to the application. The following issues are raised:-

- Concerns with height and density of proposal.
- The proposal will result in overshadowing to neighbouring property.
- Proposed trees are considered to have an impact on amenity of neighbouring property.

The aforementioned points will be addressed in the officer appraisal section.

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Submitted

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

I agree with the previous report of handling for the earlier application that the principle of the change of use of office/light industrial to residential

development at this site is appropriate. I also agree that the development proposals should be considered against policies RD1, RD4, PM1A, PM1B, PM2, PM3, HE3A, and EP2.

Design, Layout and Landscape

The proposed design seeks to address previous concerns with scale, form, detailing and massing along with boundary definition.

In this case the eaves height has been dropped resulting in the building having a 2 and ¾ appearance. I still consider this massing to be dominant when taking account of the site surroundings. This could be mitigated by reducing the ridge height and incorporating the third level of accommodation into the roof space. From my site visit and inspection of the area I noted that this form of development has been satisfactorily achieved in a new development to the rear of the townhall. A similar approach could be utilised here.

The detailing of the building has been improved by removing timber panelling and incorporating gable ends to the building instead of hipped roofs. This achieves a more traditional appearance however I do not consider that the width of the rear elevation gable (south east) is not appropriate. It has an overbearing appearance and this should be re-worked and reduced in scale.

I note that the applicant intends to provide boundary containment through low level planting to the front of the site (North- West). This is acceptable however I agree with the previous case officer that using the existing boundary wall would likely achieve a better form of enclosure. I note that knocking out existing bricked up windows in this wall could also achieve inter-visibility while enclosing the car parking area.

Residential Amenity

The formation of residential development in the urban core has the potential to result in overlooking and overshadowing to neighbouring dwellings and garden ground. There is a need to secure privacy for all the parties to the development those who would live in the new dwellings, those that live in the existing house and those that live in adjoining dwellings. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

Although Overshadowing is not a matter specifically referred to in ministerial guidance, the protection of neighbouring developments from unreasonable loss of light is a well-established proper planning consideration. Having had the opportunity to assess the plans an element of overshadowing will likely occur to the neighbouring properties on the High Street during the morning while in the afternoon overshadowing will occur to garden ground to the East. In this instance I consider a reasonable level of daylight and sunlight is maintained to neighbouring properties and the extent of overshadowing is not excessive and does not warrant refusal of the application.

I note that concerns were expressed about the secondary living room windows on the south elevation of the block under the previous application as they would be looking directly into a private walled garden which at a proximity of less than 5m. These windows are still maintained in the current design thus the adverse impact from the second and third floor would still occur contrary to policy RD1.

I am less concerned with the bathroom widows which can be conditioned to have opaque glazing.

Visual Amenity and Conservation Area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is pertinent which requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

I am generally content with the materials but conditional control could be applied to ensure that natural slates are used on the roof.

Currently the proposed scale and some of the detailing of the flatted development, as discussed under the design and layout heading, is not considered to be appropriate. This has an adverse impact on visual amenity of the immediate and wider site area along with the setting of Kinross Conservation Area. The proposal cannot be supported under policy HE3A.

Roads and Access

The primary access for the site is off a small wynd directly onto the High Street. Transport Planning confirm that access would be satisfactory for the relatively low level of traffic that would be generated by this development. They also note that there is an alternative means of access via Old Causeway and Burns-Begg Street onto the High Street. This would allow for easier access to the community campus, superstore and M90 motorway, than exiting via the wynd directly onto the High Street and using the relief road to access the M90.

For this reason they consider that traffic generated by the development would distribute fairly evenly between the two main access points so alleviating any concerns about extra demands on any one particular access.

In light of this the proposal is considered to comply with Policy TA1B.

Drainage and Flooding

A report on surface water has been submitted as part of this revised proposal. The Council's Flooding Section has reviewed the report and have confirmed that implementation of the details within the report would alleviate their

concerns. They offer no objection and in light of this it is considered that the development will comply with Policy EP2.

Developer Contributions

Affordable Housing

With reference to the above planning application the Council's Affordable Housing Policy requires that 25% of the total number of houses, above a threshold of 5 units, for which planning consent is being sought is to be in the form of affordable housing.

The total affordable housing requirement is 2.25 units (9 x 0.25 = 2.25)

A commuted sum payment is considered acceptable in this case. The commuted sum for the Kinross Housing Market Area is £15,000 per unit.

Primary Education

With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.

This proposal is within the catchment of Kinross Primary School.

No contribution towards primary education is required from affordable housing. This development requires 2.25 units to be affordable. As such the primary education contribution will be calculated on units (9 – 2.25 = 6.75).

Phasing

It is advised that the preferred method of payment would be upfront of release of planning permission.

Due to the scale of the contribution requirement it may be appropriate to enter into a S.75 Legal Agreement.

If S.75 entered into the phasing of financial contributions will be based on occupation of open market units with payments made 10 days after occupation.

Contamination

Environmental health have identified that a watching brief will be required on this site in relation to potential site contaminants as a result of historic uses.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis, the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

1 As the proposed design of the building would not contribute positively to the quality of the surrounding built and natural heritage, fails to convincingly respect the character and amenity of the area and have an adverse impact on the visual amenity of the area, the proposal is contrary to Policies PM1A, PM1B and Policy RD1 of the adopted Local Development Plan 2014.

2 As the proposed scale and selective living room window arrangement of the building will have an overbearing effect and an overall potential adverse impact on neighbouring residential amenity, the proposals would as a result not be in accordance with Policy RD1 of the Local Development Plan 2014.

3 The proposals are contrary to Policy HE3A of the Local Development Plan 2014, in failing to satisfy policy criteria, which seeks to ensure that development outwith a Conservation Area, which will impact upon its

special qualities, must remain appropriate to its appearance, character and setting.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/00011/1

16/00011/2

16/00011/3

16/00011/4

16/00011/5

16/00011/6

16/00011/7

16/00011/8

16/00011/9

16/00011/10

16/00011/11

16/00011/12

16/00011/13

16/00011/14

Date of Report 07.03.2016

629

FRONT ELEVATION 1:100@A3

REAR ELEVATION 1:100@A3

MATERIALS SCHEDULE:

Roof: Slate effect conc interlocking tiles, dark grey
Walls: Western Red Cedar panels, white roughcast
Basecourse: sandstone, buff
Windows: uPVC double glazed units, dark grey
Eaves: Upvc, white
Rainwater goods: uPVC, black

0m 1m 2m 3m

FRONT VISUALISATION

REAR VISUALISATION

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
ELEVATIONS 01

Drawn by	Date
SH	**Nov 14**

Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

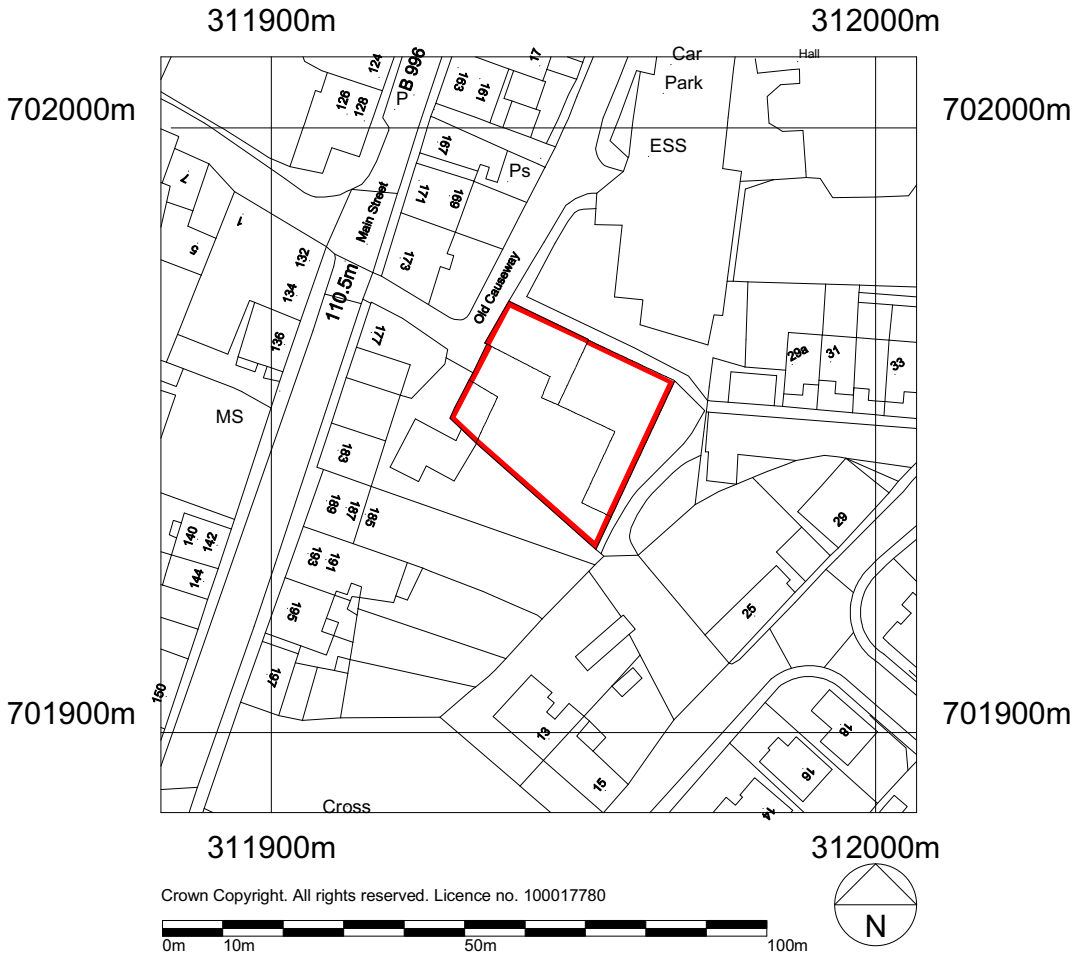
Drawing No.	Status	Revision
add/103/**009**	**PL**	

TCP/11/16(418)
Planning Application – 16/00011/FLL – Erection of 9 flats on land 30 metres east of 177 High Street, Old Causeway, Kinross

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 617-618)*

REPORT OF HANDLING *(included in applicant's submission, see pages 619-628)*

REFERENCE DOCUMENT



Location Plan 1:1250

Rev A - 1:1250 scale ratio added

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

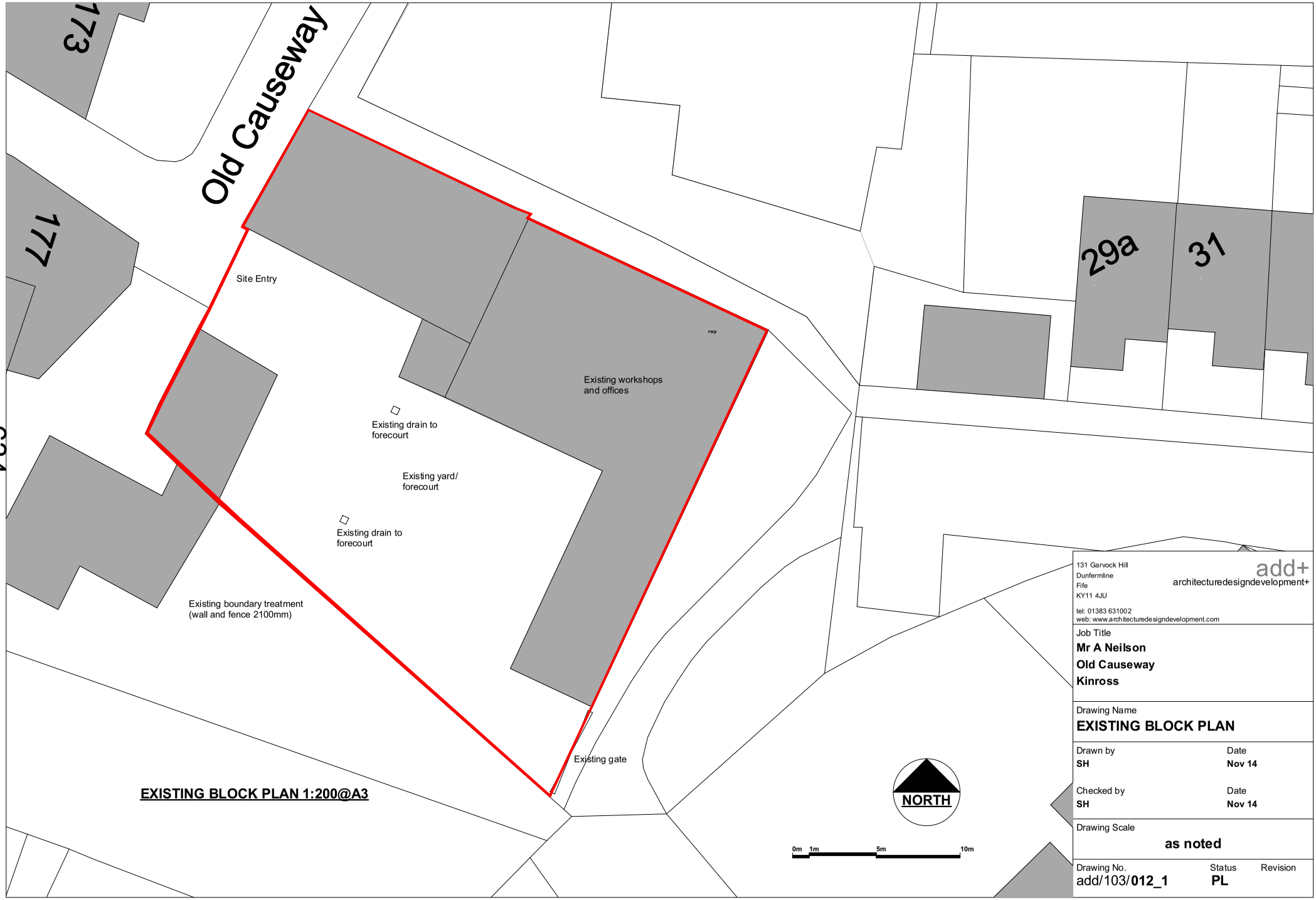
Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
Location Plan

Drawn by	Date
SH	**Nov 14**
Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/001_1	**PL**	A



EXISTING BLOCK PLAN 1:200@A3

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
EXISTING BLOCK PLAN

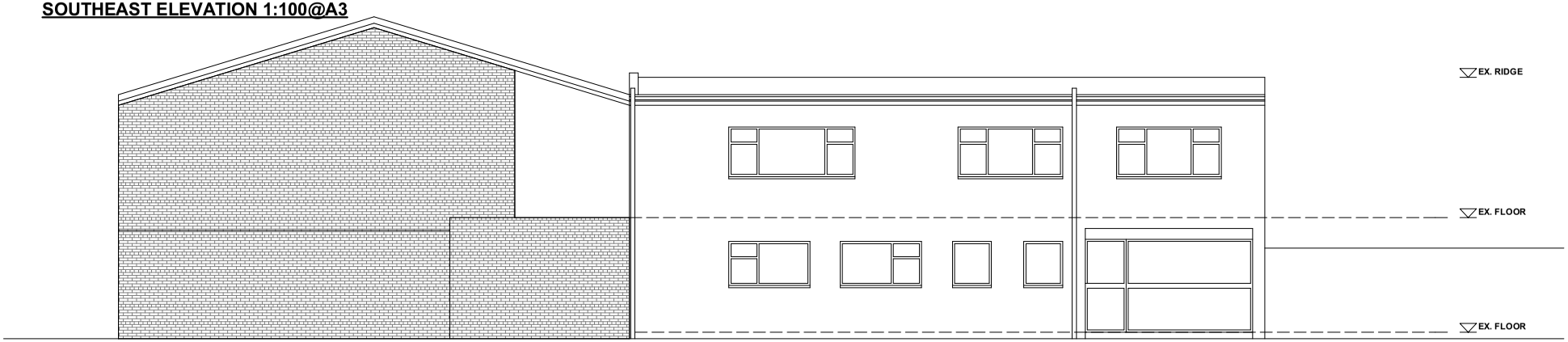
Drawn by	Date
SH	**Nov 14**

Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/**012_1**	**PL**	

SOUTHEAST ELEVATION 1:100@A3



NORTHWEST ELEVATION 1:100@A3

0m 1m 2m 3m

Existing buildings to be demolished and site cleared

PHOTOGRAPHS OF EXISTING BUILDING

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

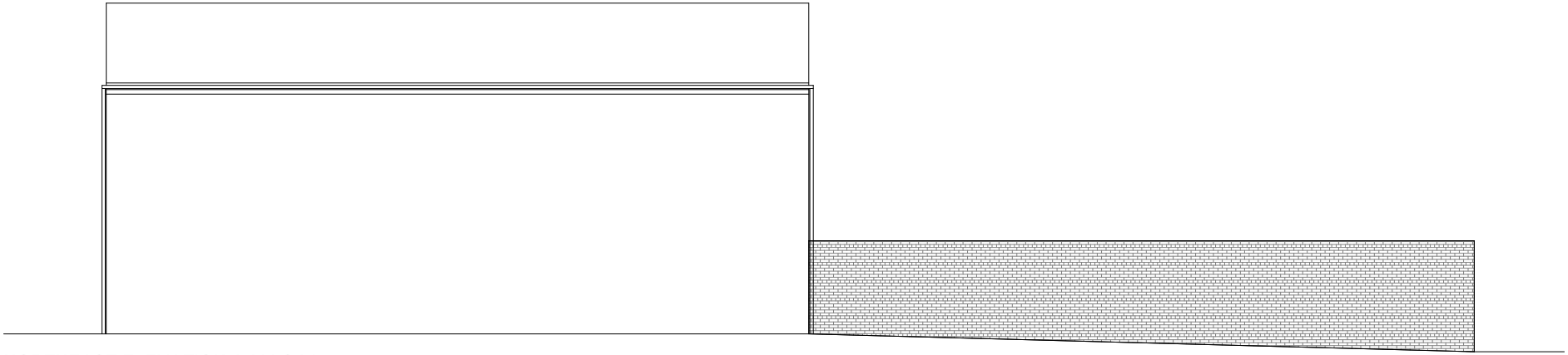
Drawing Name
Existing Elevations 02

Drawn by	Date
SH	**Nov 14**

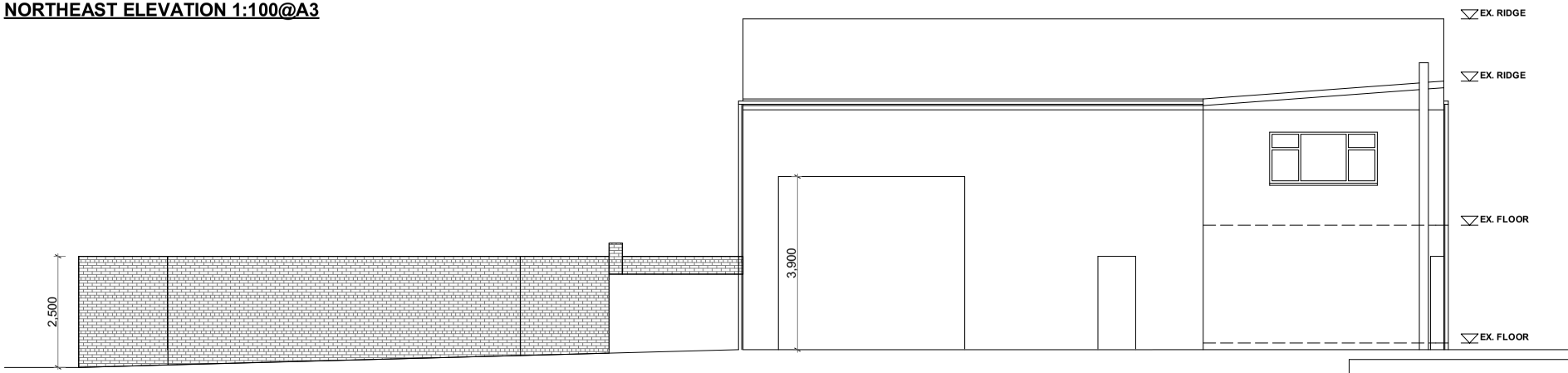
Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/004_1	**PL**	



NORTHEAST ELEVATION 1:100@A3



SOUTHWEST ELEVATION 1:100@A3

0m 1m 2m 3m

Existing buildings to be demolished and site cleared

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

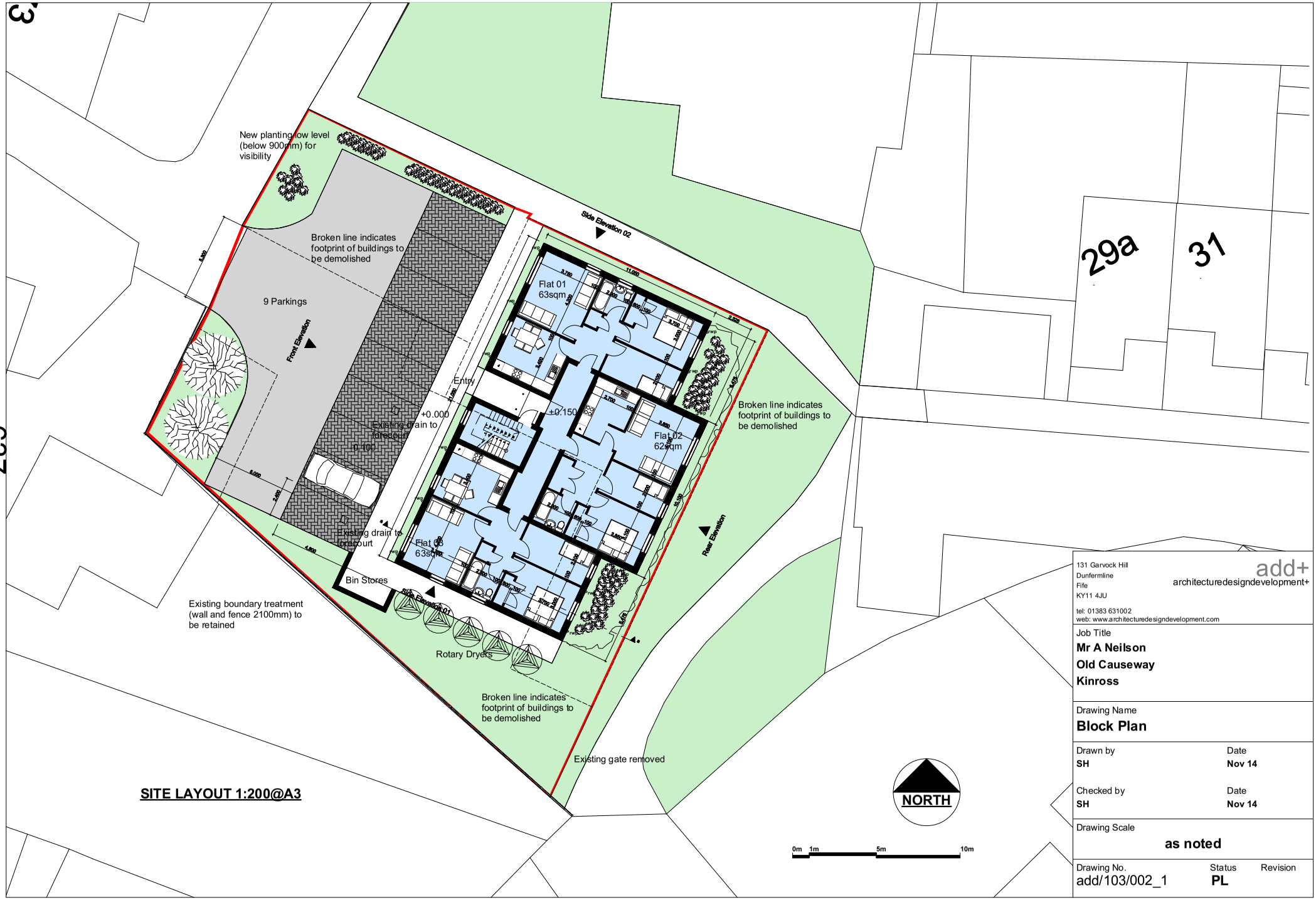
Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
Existing Elevations 01

Drawn by	Date
SH	**Nov 14**
Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/003_1	**PL**	



SITE LAYOUT 1:200@A3

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
Block Plan

Drawn by	Date
SH	**Nov 14**

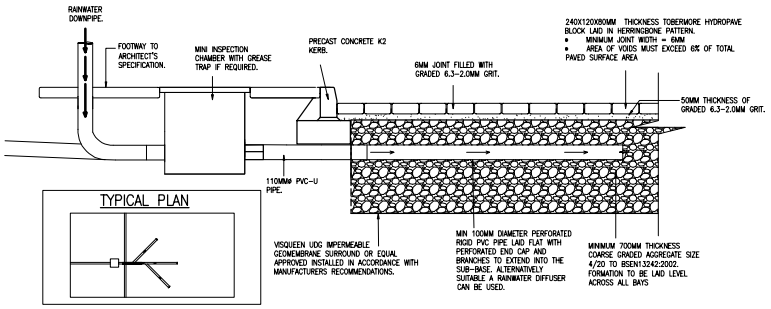
Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

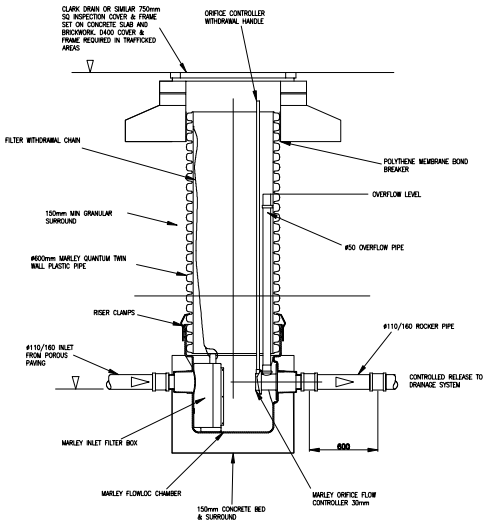
Drawing No.	Status	Revision
add/103/002_1	**PL**	

638

PROPOSED DRAINAGE LAYOUT
1:200



INDICATIVE DOWNPIPE DRAINAGE INTO SUBBASE
1:20



FLOWLOC CONTROL CHAMBER DETAIL
1:20

REV.	DATE	BY	DESCRIPTION	APD.

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS PRODUCED BY BOTH THE ARCHITECT AND ENGINEER. ANY DISCREPANCY OR CONFLICT BETWEEN THE DRAWINGS SHOULD BE REFERRED TO EITHER PARTY BEFORE PROCEEDING.

2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL THE RELEVANT EUROPEAN STANDARDS, CODES OF PRACTICE AND THE BUILDING STANDARDS (SCOTLAND) REGULATIONS.

3. DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK ON SITE OR ANY FABRICATION OR MATERIALS ORDERING.

4. THE EXISTING STRUCTURAL ARRANGEMENT SHOWN HAS BEEN ASSESSED BY MEANS OF A NON-INTRUSIVE SITE SURVEY AND INSPECTION AND A REVIEW OF THE EXISTING PLANS. THE CONTRACTOR IS REQUIRED TO VERIFY AND CONFIRM THE STRUCTURAL ARRANGEMENT AND ANY CONFLICT WITH THE ARRANGEMENT SHOWN SHOULD BE REFERRED TO THE ENGINEER FOR APPROVAL PRIOR TO WORKS PROCEEDING.

5. THE CONTRACTOR'S ATTENTION IS DRAWN TO THEIR RESPONSIBILITY TO ENSURE THE SAFETY AND WELL-BEING OF BOTH SITE OPERATIVES AND THE PUBLIC DURING THE COURSE OF THE WORKS.

6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ADEQUATE TEMPORARY PROPS ARE PROVIDED TO ENSURE THE STABILITY OF THE EXISTING BUILDING DURING ANY DOWNTAKING AND SLAPPING WORKS.

7. REFER TO THE ARCHITECTURAL DRAWINGS FOR FIRE PROTECTION DETAILS

HEALTH AND SAFETY

THE DESIGN HAS HIGHLIGHTED ONLY COMMON HAZARDS, WHICH HAZARDS ARE CONSIDERED TO BE WITHIN THE NORMAL EXPERIENCE OF A COMPETENT CONTRACTOR.

1:20 / 1:200 — 0 200mm 400 600 800 1000 1200 1400 1600 1800 2000 / 0 2m 4 6 8 10 12 14 16 18 20

DRAWING STATUS: PLANNING

McGREGOR McMAHON CONSULTING ENGINEERS
2 Castle Court • Carnegie Campus • Dunfermline • Fife • KY11 8PB
01383 734905 • mcgregor-mcmahon.com • admin@mmeseng.com

PROJECT: PROPOSED DEVELOPMENT AT OLD CAUSEWAY, KINROSS KINROSS

TITLE: PROPOSED DRAINAGE LAYOUT & DRAINAGE DETAILS

SCALE	DATE	DRAWN	APPROVED	
SHOWN	04/12/15	SJC	TMcG	A1

DRAWING No. 20085-200 REV.

639

PROPOSED GROUND FLOOR PLAN 1:100@A3

Rev A - Room Descriptions added

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
PROPOSED GROUND FLOOR PLAN

Drawn by	Date
SH	**Nov 14**

Checked by	Date
SH	**Nov 14**

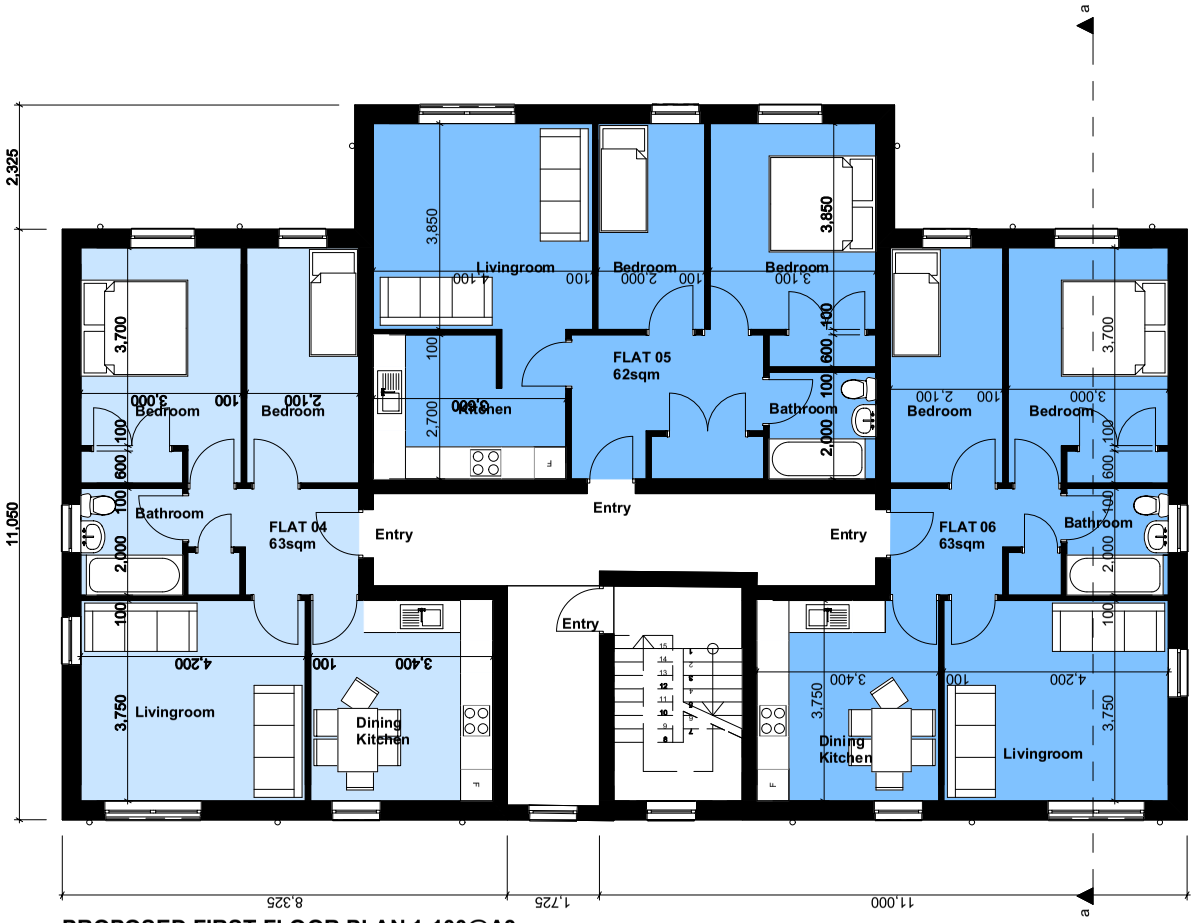
Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/**005_1**	**PL**	A

640

Rear Elevation

Side Elevation 02



PROPOSED FIRST FLOOR PLAN 1:100@A3

Side Elevation 01

NORTH

0m 1m 2m 3m

Rev A - Room Descriptions added

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
PROPOSED FIRST FLOOR PLAN

Drawn by	Date
SH	**Nov 14**

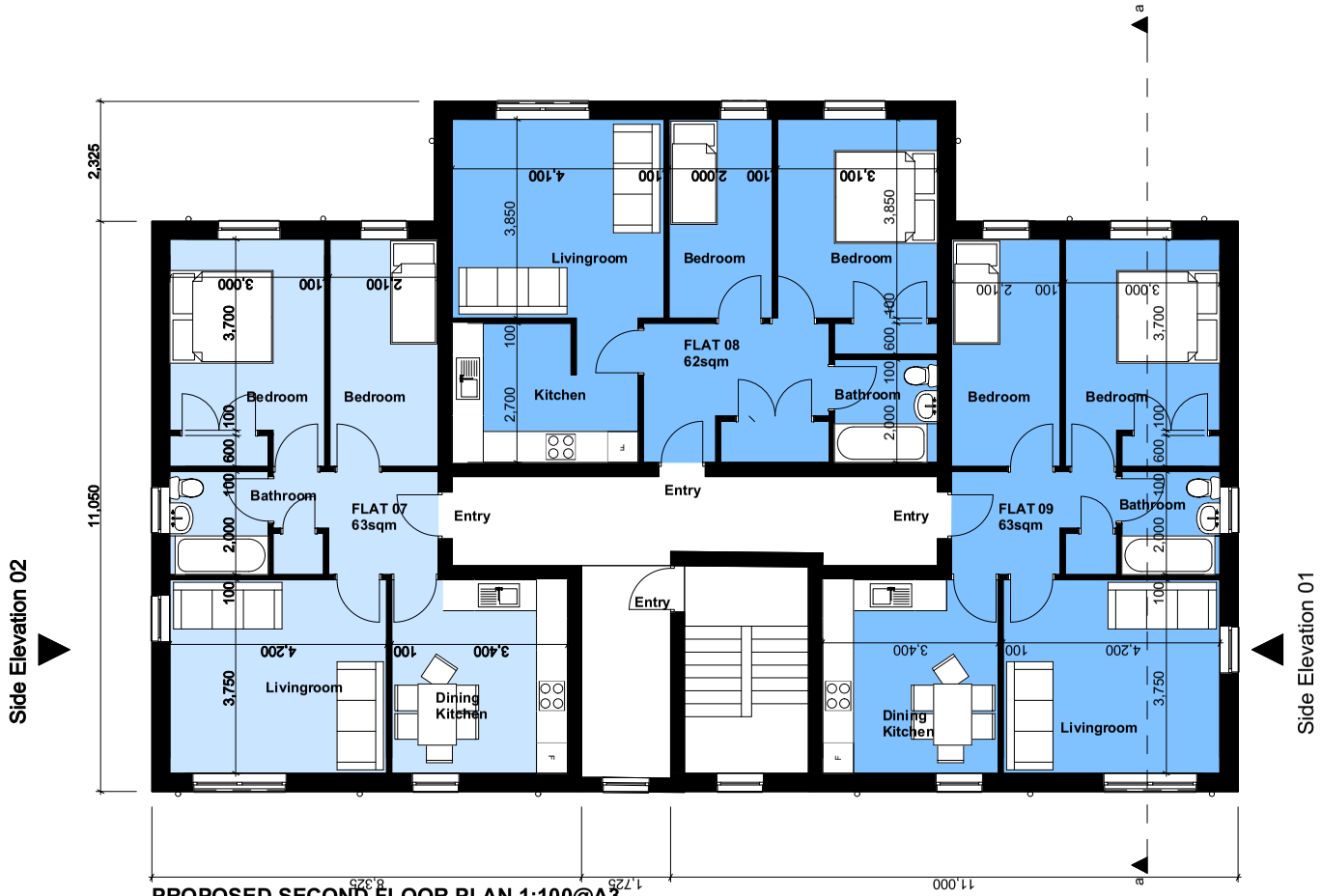
Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/**006_1**	**PL**	A

641

Rear Elevation



PROPOSED SECOND FLOOR PLAN 1:100@A3

NORTH

0m 1m 2m 3m

Rev A - Room Descriptions added

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
PROPOSED SECOND FLOOR PLAN

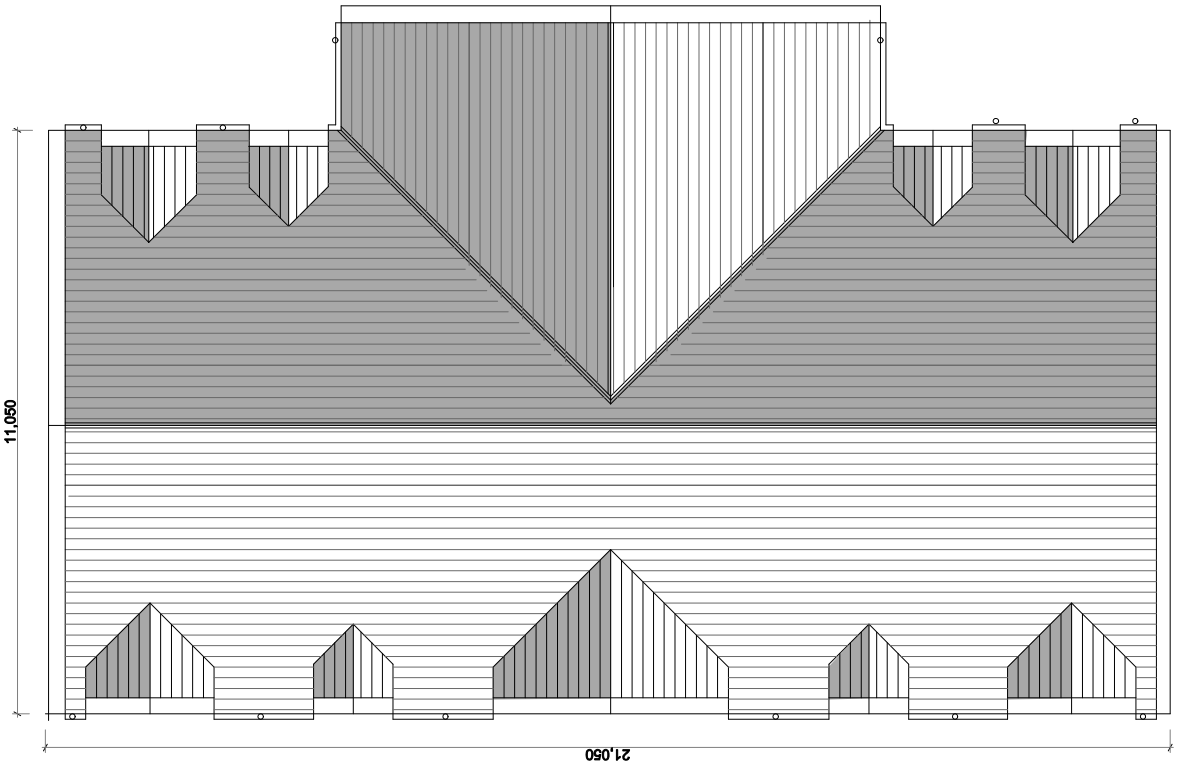
Drawn by	Date
SH	**Nov 14**

Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/**007_1**	**PL**	A

642



PROPOSED ROOF PLAN 1:100@A3

NORTH

0m 1m 2m 3m

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
PROPOSED ROOF PLAN

Drawn by	Date
SH	**Nov 14**
Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/**008_1**	**PL**	

643

FRONT ELEVATION (North West)1:100@A3

REAR ELEVATION (South East) 1:100@A3

MATERIALS SCHEDULE:

Roof: Slate effect conc interlocking tiles, dark grey
Walls: Grey sandstone feature gable, white roughcast
Basecourse: sandstone, grey
Windows: uPVC double glazed units, dark grey
Eaves: Upvc, white
Rainwater goods: uPVC, black

0m 1m 2m 3m

Rev A - Elevation orientations added

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

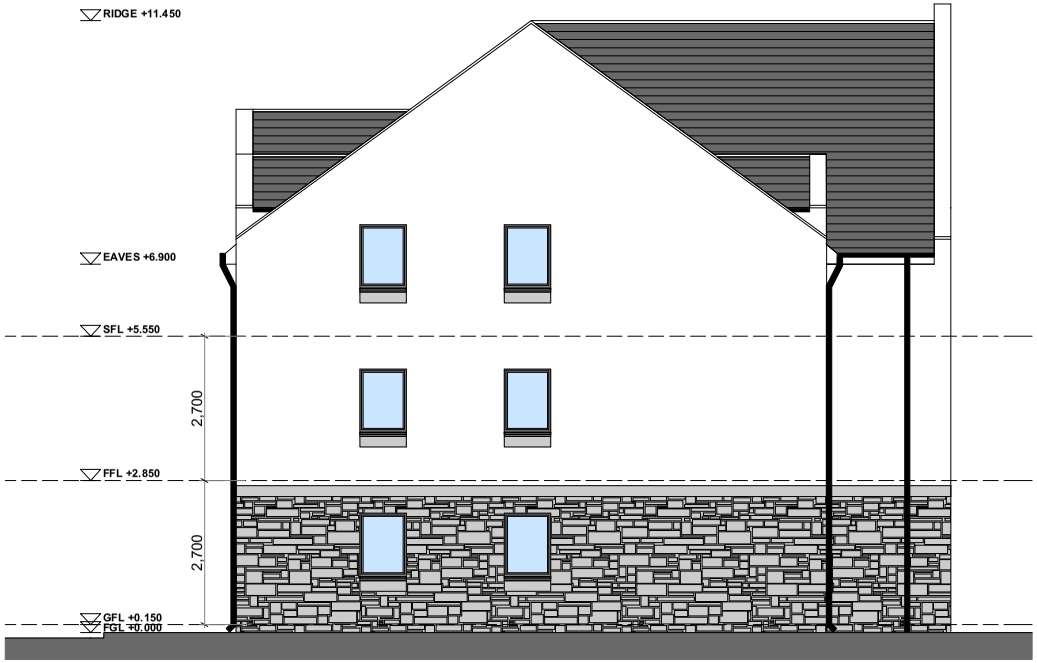
Drawing Name
ELEVATIONS 01

Drawn by	Date
SH	**Nov 14**

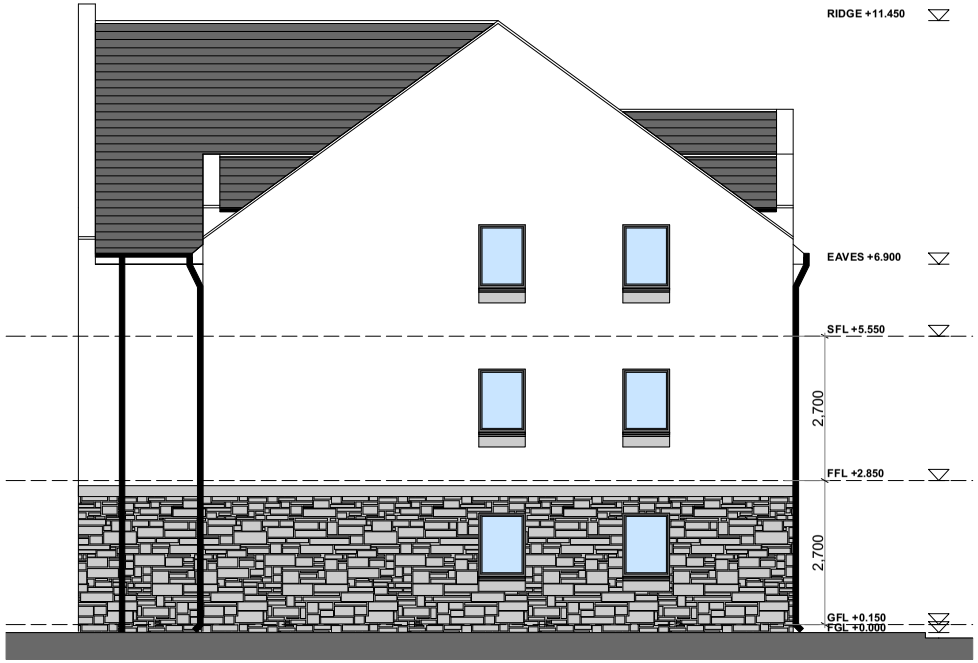
Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

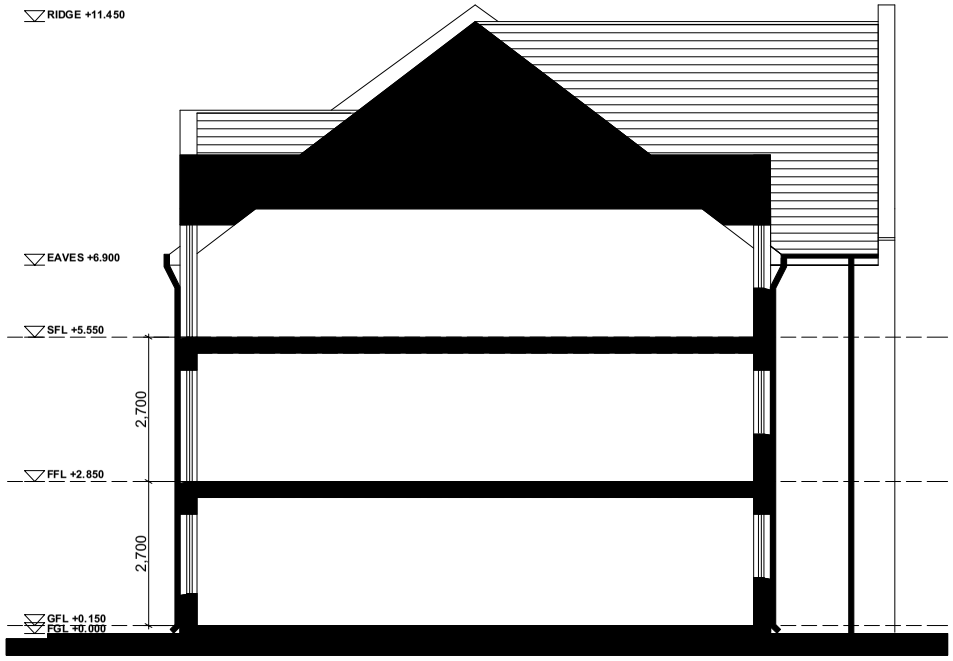
Drawing No.	Status	Revision
add/103/**009_1**	**PL**	A



SIDE ELEVATION (South West) 1:100@A3



SIDE ELEVATION (North East) 1:100@A3



CROSS SECTION 1:100@A3

MATERIALS SCHEDULE:

Roof: Slate effect conc interlocking tiles, dark grey
Walls: Grey sandstone feature gable, white roughcast
Basecourse: sandstone, grey
Windows: uPVC double glazed units, dark grey
Eaves: Upvc, white
Rainwater goods: uPVC, black

0m 1m 2m 3m

Rev A - Elevation orientations added

131 Garvock Hill
Dunfermline
Fife
KY11 4JU

tel: 01383 631002
web: www.architecturedesigndevelopment.com

add+
architecturedesigndevelopment+

Job Title
Mr A Neilson
Old Causeway
Kinross

Drawing Name
ELEVATIONS 02

Drawn by	Date
SH	**Nov 14**

Checked by	Date
SH	**Nov 14**

Drawing Scale
as noted

Drawing No.	Status	Revision
add/103/**010_1**	**PL**	A

J J FITZPATRICK planning consultant

office/fax 01592 874360
mobile 07974 426615
email joe.fitzpatrick@tiscali.co.uk

DESIGN STATEMENT

Demolition of Industrial Unit and Erection of 9 Flats – Land at Old Causeway Kinross

Applicant: Mr Adam Neilson

Agent: Mr S Hannah

26th August 2015

35 AYTOUN CRESCENT BURNTISLAND FIFE KY3 9HS

1.0 Introduction

1.1 This design statement is submitted in support of proposals by Mr Adam Neilson for the redevelopment the existing Class 5 industrial premises at Old Causeway Kinross. The associated application for planning permission details a proposal for the demolition of the existing premises and the erection of 9 flats within a single two and a half storey structure. Associated development relates to the formation of car parking and ancillary facilities as well as provision for amenity space and landscaping. The new proposals represent a revision of an earlier scheme under planning application 14/02123/FLL which was refused permission by Perth and Kinross Council on the 13th February 2015, primarily in relation to issues associated with design.

1.2 A subsequent meeting with Perth and Kinross Council Development Management team on the 19th June 2015 team indicated that the principle of the development was acceptable but that the following design issues would require to be addressed in order to support a favourable recommendation:

- the three storey design should be replaced by a two storey form with accommodation in the roof space incorporating appropriately scaled dormer windows;
- the hipped roof design should be replaced in favour of a traditional gable ended form;
- finishing materials should reflect the variation of materials used within the local context including the more traditional finishes associated with the nearby conservation area;
- loss of the solid wall boundary detailing resulting in the development appearing isolated; and
- the need for a more robust landscaping scheme.

A further consideration under the Council's decision related to the need to address flood risk associated with the Loch Leven catchment area and this is dealt with as a separate element under this planning application submission.

1.3 As a further consideration, Policy PM2 of the Perth and Kinross Local Development Plan 2014 advises that proposals which are considered to affect the character and/or appearance of a conservation area will require to be supported by a design statement. This design statement is submitted in response to the requirements of Policy PM2 and seeks to present a response to the above design issues within the context of current design assessment policy and methodology.

2.0 Background

2.1 The national policy context relating to design considerations in the assessment of development proposals has been set out by the Scottish Government within a series of design based documents. This current suite of design assessment tools covers subjects such as conservation area management, designing safer places, inclusive design, housing in the countryside, and designing streets. In terms of relevance to the design considerations presented with the development proposed under this application for planning permission the key Scottish Government publications are Scottish Planning Policy (SPP), Planning Advice Note (PAN) 68 – Design Statements, and PAN 67 – Housing Quality.

2.2 SPP emphasises the importance of design in the development process and highlights the role of Planning Authorities in delivering appropriate design solutions. SPP advises that planning authorities should consider six key principles for the creation of successful places when assessing the design qualities of a proposed development. Development should be distinctive, safe and pleasant, welcoming, adaptable, resource efficient, and easy to move around and beyond.

35 AITOUN CRESCENT BURNTISLAND FIFE KY3 9HS

2.3 As an aid towards the design assessment process the Scottish Government views design statements as a key component in the design toolkit. They offer an important means of communicating the design rationale associated with specific projects thereby enabling Planning Authorities to effectively fulfil their role in the assessment process. Specific guidance on the nature and scope of design statements has been set out within PAN 68 - Design Statements. In particular PAN 68 provides detailed advice in relation to the methodology to be adopted for design statements so as to ensure that design solutions are tailored to the specific design context within which development is to take place. This design statement has been prepared in accordance with the guidance set out under PAN 8 and seeks to assist Perth and Kinross Council in assessing the design merits of the development proposed.

2.4 PAN 67 - Housing Quality, reiterates the importance of the six key principles in the creation of successful places set out within SPP. It also sets out a range of components that should be considered within the overall design for housing development: layout; landscape; scale & mix; details & materials; and maintenance. A number of specific issues for consideration under each of these design components are also set out within the PAN. It should be noted that PAN 67 is predominantly geared towards larger scale housing layouts as opposed to individual smaller scale developments such as that proposed under this application. In view of this the design statement addresses only those issues under PAN 67 which are of relevance to the scale of development proposed.

3.0 Methodology

3.1 Considerations relating to design and the impact of a particular proposal on the immediate environment are inherently subjective involving valued judgements which can vary significantly in relation to the same proposal, depending on a person's perspective and the relative weight attached to the various factors in the design equation. For this reason it is often difficult to define the factors which make one design solution more acceptable in relation to another.

3.2 This design statement is aimed at enabling some objectivity to be applied to the assessment process by identifying the key principles underpinning a particular design and the factors which have given rise to such a design solution.

3.3 The detailed guidance under PAN 68 sets out five key stages in the design appraisal process. Given the limited scale of the proposed development at Old Causeway not all components of the design framework are relevant to the design assessment process under this application. The key considerations are:

- Site and Area Appraisal;
- Identification of the Design Principles;
- Design Analysis;
- The Design Solution.

These key considerations form the overall framework for assessment within this design statement.

4.0 Site and Area Appraisal

4.1 The application site is the last remaining portion of a more extensive industrial area which previously extended to the east on Sandport. This land has been developed over the last 10 years for residential use. The application site with its industrial style buildings and dominant boundary enclosures is /

35 ARDOUN CRESCENT BURNTISLAND FIFE KY3 9HS

considered to represent a negative feature with little or no visual permeability. In addition, security requirements associated with the business use have necessitated that the existing building has few windows facing out of the site as well as high boundary enclosures and metal gates for the yard area. As a result the existing building and yard comprise an isolated and intimidating monolithic structure which lacks any degree of integration and interaction with the immediate urban context.

4.2 Although the application site is located close to the commercial and retail uses on High Street to the west of the site, it occupies an area that can best be described as a low profile backland position with a predominant emphasis is on residential and community use. In design terms the residential element forming the immediate site context can be characterised with reference to three distinct components.

4.3 Firstly, located to the west of the site are 19th century residential properties fronting High St, comprising a mix of two and two and a half storey terraced units with traditional slate and pantile roof finishes. Although these properties are located within the conservation area their merit for inclusion is entirely related to the High Street frontage. The rear facade of this terraced row has become degraded in design terms with a multiplicity of architecturally incongruous additions. In addition, in terms of finishing materials the original traditional stone has now, for the most part, been lost to a predominance of more modern roughcast finishes which are unsympathetic to the character and appearance of the conservation area. In addition, with the exception of the property immediately to the west of the site at 173 High St, traditional features such as skews have been removed and stonework detailing around windows and doors has been covered by roughcast. In addition, traditional windows have almost entirely been replaced by windows of more modern style and finish. Generally speaking, with respect to the Old Causeway facade, the only traditional element remaining in relation to the terraced properties on High Street is the roof finishes.

4.4 The second key residential component comprises the high density 1970's municipal residential care facility located to the north of the application site at Causeway Court. This two storey facility is finished in white roughcast and concrete interlocking roof tiles and exhibits a standard of architectural form which is characteristic of that time period. As such it is considered to be of little value in terms of informing a design solution for any development within the area.

4.5 The third residential component relates to more recently developed area on Sandport to the east of the site. This consists of a more contemporary style of detached, semi-detached and terraced two storey residential properties. Although the design of this scheme incorporates a reference to traditional finishing materials through the use of reconstituted stone on some elevations and quoin detailing, the use of more modern construction techniques comprising the overhanging eaves with timber soffit and barge board as well as modern widow designs in a horizontal emphasis, represents a significant departure from adherence to traditional styling.

4.6 A further significant feature within the local urban context is the community facility at the Millbridge Centre. As with Causeway Court this single storey structure was built in the late 1970's and is characteristic of the standards of architecture and finishing materials prevalent at that time. Although some attempt has been made to introduce a degree of visual interest in terms of architectural form, the overbearing proportions of the roof and single palette roughcast finish with concrete interlocking roof tiles render the structure to be of little value in terms of informing an appropriate standard of design for the proposed development.

4.7 In terms of movement through the area the application site forms a pivotal location for pedestrian and cycle movement from Sandport in particular. The two connecting routes with Old Causeway and High Street between numbers 173 and 177 High Street as well as between 161/163 and 167 High/

Street form key linkage features from the Sandport area and Old Causeway in terms of access to local shops and services etc as well as public transport.

4.8 A final key component of the area appraisal is the high degree of openness and relief within the continuity of built development that is derived from the car parking area associated with the Millbridge Centre.

5.0 Identification of Design Principles.

5.1 In seeking to compliment the more general design concepts embodied within the SPP's six key principles for successful places, PAN 67 – Housing Quality sets out a number of focal design considerations and identifies issues for consideration. As stated above, not all considerations under PAN 67 are of relevance in terms of informing the design principles associated with the proposed development due to the limited scale involved. The main issues are considered to be as follows:

Layout:

- the design should consider the relationship to adjacent sites;
- the design should have respect for the surroundings in terms of views in and out of the site;
- established building heights and lines should be respected;
- the orientation should be informed by adjacent development; and
- the design should promote ease of pedestrian movement.

Details and Materials:

- the development should reflect its immediate setting in terms of form and materials.

Maintenance:

- management arrangements should secure effective maintenance.

It is important to note that in considering the above design issues PAN 67 does not preclude the introduction of contemporary design within a traditional context.

5.2 Although National policy is useful in setting out the general framework for the design assessment process, the context within Perth and Kinross for the assessment of design considerations associated with specific development proposals is set at the local level within a number of key documents. In this regard the local policy context relevant to an assessment of the design merits of the development proposals for Old Causeway is set out within the following sources:

- The Perth and Kinross Local Development Plan 2014;
- The Kinross Conservation Area Appraisal 2010; and
- The Perth and Kinross Placemaking Guide – Vision for Buildings and New Development.

Perth and Kinross Local Development Plan 2014

5.3 Policy PM1A of the Perth and Kinross Local Development Plan 2014 states:

> *Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.*

35 ANNOUN CRESCENT BURNTISLAND FIFE KY3 9HS

This policy is supplemented by the provisions of Policy PM1B which states:

> All proposals should meet all the following placemaking criteria:
>
> (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.
> (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.
> (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
> (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.
> (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.
> (f) Buildings and spaces should be designed with future adaptability in mind wherever possible.
> (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.
> (h) Incorporate green infrastructure into new developments and make connections where possible to green networks.

Kinross Conservation Area Appraisal 2010

5.4 The Kinross Conservation Area Appraisal 2010 makes no reference to Old Causeway. In addition, Map 6 within the appraisal indicates that views into and out of the conservation area from Old Causeway are not recognised as being of any significant importance. This is to be expected given the extent to which the quality of the rear facade of the properties on High St which back on to Old Causeway has become degraded over the years so that this portion of the conservation area cannot be considered to make a positive contribution to its overall character and appearance. However, most significantly, the appraisal makes reference on Map 6 to the western portion of the application site as an "Area in Need of Attention". This requirement reflects the desirability of improving the view from High Street at the point where it intersects with Old Causeway between the properties at 173 and 177 High Street.

The Perth and Kinross Placemaking Guide – Vision for Buildings and New Development

5.5 The Placemaking Guide sets out three key principles as part of its vision for the design of buildings and new development:

- To maintain and improve the identity and character of Perth and Kinross;
- To encourage innovation and sustainability in design;
- To encourage well connected welcoming places.

6.0 <u>Design Analysis</u>

6.1 The six key principles for the creation of successful places set out with in SPP provide the general framework for the design analysis process. The specific considerations under each of the SPP's six key principles which are considered to be of relevance to the nature and scale of development proposed will involve a development which is consistent with the design principles set out above.

6.2 In order to reflect the design principles under SPP the development needs to be distinctive, safe and pleasant, welcoming, adaptable, resource efficient, and easy to move around and beyond. In accordance with the requirements of PAN 67 this needs to be achieved in a manner which respects the local urban context in terms of relationship to adjoining sites and consistency with existing development in terms of height, orientation, and the resulting views into and out of the development. With respect to views into the site, the terms of the Kinross Conservation Area Appraisal indicate that particular attention requires to be given to the view of the site from High St between the properties at 173 and 177 High Street.

6.3 Although PAN 67 advises on the need for development to reflect its immediate setting in terms of architectural form and use of finishing materials it is important to recognise that it does not rule out the use of contemporary design within a traditional context.

6.4 At the more detailed level the design solution for this site will require to contribute to creating a sense of identity as well as reflecting a design and density in terms of appearance, height, scale, massing, materials, finishes and colours which is consistent with the local context in order to comply with the requirements of Policy PM1 of the Local Development Plan.

6.5 The Site and Area Appraisal indicates that the application site occupies a focal point in a transition zone between three very different design themes: the traditional terraced units to the west on High St; the 1970's build community facility and sheltered housing to the north on Old Causeway; and the contemporary residential development to the east at Sandport. The Site and Area Appraisal also indicates that there are no features of significant architectural merit associated with the existing structure to be demolished or within the immediate vicinity. In addition, the portion of the conservation area which is visually linked to the application site does not display any particular design merit that would support this component having a higher degree of weighting in terms of informing the design solution. The Site and Area Appraisal also strongly support a view that the 1970's build element to the north has little to contribute in terms of informing the design solution.

6.6 From this it can be concluded that the design solution should be geared towards picking up basic architectural forms and finishing's associated with the traditional properties on High St as well as the contemporary styles at Sandport as opposed to allowing any one of these two key local components to dominate. Such a solution will respect the character and appearance of the conservation area whilst also achieving a sympathetic relationship with the Sandport development.

7.0 The Design Solution

7.1 In seeking to arrive at a design solution which reflects the above analysis one of the most fundamental requirements is that the proposed development achieves a sympathetic relationship with surrounding development in terms of scale and massing. The main components in this relate to the proposed height and footprint of the development.

7.2 In considering the most appropriate height for the proposed development it is important to note that reference to the number of proposed storeys requires to be balanced with and appreciation of the absolute height this will deliver. In addition, comparison in terms of height with the existing structure that is to be demolished is an important consideration in ensuring that the scale of the proposed structure is acceptable. As noted within the Site and Area Appraisal the dominant form within the general area is two and two and a half storey development. The design solution for the proposed development is consistent with this and in terms of overall height the proposals involve the erection/

of a structure which is lower in elevation that the existing industrial unit. In view of this it is considered that the scale and massing of the proposed development is entirely acceptable in terms of height.

7.3 In addition, this assessment relating to the most appropriate height for the proposed structure is consistent with the Councils assessment of the original proposals and is considered to address the main design reason for refusal of the previous application.

7.4 In terms of building footprint, the Site and Area Appraisal notes the need to consider more than the actual footprint of the existing building itself when making a comparison with the proposed development in that the height and lack of visual permeability associated with the enclosure for the yard area is such that the perceived footprint of the existing development is much larger than that associated with the existing building alone. When this factor is taken into consideration then the overall perceived effect in terms of scale and massing associated with the relative footprint size will involve substantial reduction in visual impact. In view of this it is considered that the scale and massing of the proposed development is entirely acceptable in terms of the proposed building footprint as well.

7.5 In terms of the orientation of the proposed structure it is noted that the development context is such that there are no strong delineations or building lines that would dictate a particular format. However, a number of factors have combined to arrive at the orientation as proposed: the need to respect the amenity of neighbouring property, particularly in terms of privacy; visual continuity with the existing structure and boundary wall arrangement; and the need to ensure that key views of the site, particularly from High St, present an elevation with the highest degree of visual interest.

7.6 In terms of the architectural form and finishing of the proposed structure the Design Analysis indicates that reference to the traditional form of development on High St and the more contemporary styles at Sandport should be the key drivers for this transitional site. In terms of architectural form a more traditional tenemental style to reflect the proximity of the site to the conservation area has been selected whereas the emphasis in terms of finishing materials has been weighted more towards the residential development to the east at Sandport. It will be noted from the site and Area Appraisal that the palette of materials within the Sandport development includes reference to traditional materials with the use of reconstituted stone as a main elevation feature. Although the proposed finishing materials include a more contemporary roughcast finish it will be noted that the front elevation in particular incorporates a full height central stone pedament feature in order to reference back to a more traditional stone finish. This is considered to be of particular significance in terms of the view of the development from High St and will in large measure address the requirement of the Kinross Conservation Area Appraisal in terms of achieving a substantial visual improvement which will make a positive contribution to the overall character and appearance of the conservation area.

7.7 The gable design and incorporation of wallhead dormers with slate haffits provides an additional reference to a more traditional architectural form thereby providing a further link to the styles which are characteristic of many properties within the conservation area. Although the Site and Area Appraisal indicates an unexpected lack of traditional skew detailing, this feature has been incorporated within the proposed design in order to further consolidate the reference to traditional styles. The introduction of the central wallhead pediment features on the front and rear elevations also serve to break up the continuity and dominance of the roof form. In addition, the use of a slate finish for the roof provides a further visual link to the traditional finishes prevalent within the conservation area.

35 [illegible] CRESCENT BURNTISLAND FIFE KY3 9HS

7.8 In view of the above, it is considered that the Councils comments regarding the most appropriate architectural form for the proposed development and the need for this to reflect a more traditional approach have been largely addressed as part of the design solution proposed.

7.9 A further important feature of the design solution for the site is the substantial improvement in terms of visual permeability and openness. The replacement of the existing monolithic and intimidating industrial structure with a more functionally sympathetic building which delivers a vast improvement in terms of openness and integration with the local urban context is considered to be a key benefit of this development. This is directly consistent with the SPP in terms of meeting the six key principles for successful places with respect to delivering a design solution which is welcoming, safe and pleasant, and easy to move around and beyond.

7.10 With respect to the Councils comments regarding the desirability of retaining the existing wall feature along the northern boundary of the site, consideration was given to this within the design assessment process. However, the retention of this feature was considered to be counterproductive in terms of promoting the highest degree of visual permeability and openness. For this reason it was not considered appropriate to retain the boundary wall. However, the need for some form of vertical emphasis in framing the car parking area and providing a definition for the site edge along the northern boundary is recognised as a desirable feature. In responding to this the design solution incorporates a narrow landscaping strip along this boundary with the emphasis on achieving verticality within the planting scheme. Scope also exists for additional landscaping flanking the entrance to the car park and this will serve to improve the overall setting of the development.

7.11 In terms of the SPP's key principle relating to distinctiveness of development it is considered that the proposed design solution achieves this not only in relation to the design solution in its own right but also in terms of delivering a proposal which will see a visual dead, uninteresting and isolated architectural monolith replaced by a vibrant, visually dynamic and integrated structure. In addition, in view of the above it is considered that the proposed development fully satisfies the requirements of the Local Development Plan Policy PM1 and is consistent with the underlying principles of the Perth and Kinross Council Placemaking Guide. The proposed development will also assist in the delivery of improvements identified within the Kinross Conservation Area Appraisal.

8.0 Summary

8.1 The emphasis within Government Guidance is on ensuring the achievement of appropriate design solutions tailored to the specific design context within which development is to take place. A satisfactory design solution is therefore dependant on detailed examination of the development context within which a new development is proposed so as to promote an understanding of the key design characteristics which should inform the design solution.

8.2 This design statement has been prepared in accordance with the guidance set out under PAN 68 and seeks to assist Perth and Kinross Council in assessing the design merits of the development proposed. The statement provides a detailed analysis of the key design principles relating to development on Old Causeway and describes how these principles have been brought to bear in defining the design solution for this site.

8.3 Although the application site is not located within the Kinross Conservation Area the design includes key references to traditional styles in terms of architectural form and finishing. As such the proposed development is considered to be sympathetic with the character and appearance of the conservation/

35 ARGYLL CRESCENT BURNTISLAND FIFE KY3 9HS

area. In addition, in recognition of the location of the site at a focal point between distinctive elements in the local urban context, the design solution also incorporates references to the more contemporary styles associated with the relatively new residential development at Sandport. The proposed development also addresses the various design issues previously raised by Perth and Kinross Council as part of earlier proposals.

8.4 It is considered that this design statement has demonstrated that the proposals are fully consistent with the local design context on Old Causeway and that the development can be justified in relation to the various design requirements set out within SPP relating to the six key principles for successful places and the relevant design issues set out under PAN 67 Housing Quality as well as the policy provisions of the Local Development Plan. In addition, the proposals make a direct contribution towards delivery of improvement proposals within the Kinross Conservation Area Appraisal and are consistent with the guiding principles of the Perth and Kinross Council Placemaking Guide.

35 AITOUN CRESCENT BURNTISLAND FIFE KY3 9HS

PROPOSED DEVELOPMENT AT
OLD CAUSEWAY, CULROSS

SURFACE WATER DRAINAGE REPORT

PREPARED FOR
ADAM NEILSON LTD

McGREGOR McMAHON
CONSULTING ENGINEERS
2 Castle Court • Carnegie Campus • Dunfermline • Fife • KY11 8PB
(T) 01383 734905 (F) 01383 731591 (E) admin@mmaeng.com

Quality Management

Issue/revision	Original Issue	Revision A	Revision B	Revision C
Remarks	FINAL			
Date	04 Dec 2015			
Prepared by	Steven Calvert			
Checked by	Tom McGregor			
Project number	20085			
File reference	20085 Surface Water Drainage Report			

Document Reference 20085 – Surface Water Drainage Report Revision -

Contents

1. Design Criteria Summary

The development is located at the existing office and workshop units of Adam Neilson Ltd at Old Causeway, Kinross and comprises of the demolition of the existing buildings and the erection of 9 new flats with associated private parking.

Foul water run-off from existing site currently drains to the existing adopted combined sewerage system in Old Causeway.

It is proposed that all foul water discharge from the redeveloped site shall be taken to this existing sewer.

Surface Water from the existing roofs and yard area currently also drains unrestricted to this existing combined sewer. It is proposed all surface water run-off from the redeveloped site shall continue to be taken to this existing sewer however in line with current Scottish Water policy it will be necessary to restrict the rate of surface water discharge to acceptable levels.

The total site area equates to 0.081 Ha. The greenfield run-off for this area based upon 4l/sec/Ha would equate to 0.32l/sec. To restrict discharge to this level would require the use of a very small orifice that would be prone to blockages.

We have therefore proposed the use of a 30mm orifice to control the rate of surface water discharge form the site. A 30mm orifice is the smallest size of orifice recommended for use on private Suds systems in Sewers for Scotland 3.

Tobermore Hydropave porous paving has been proposed over the proposed 9 parking bays within the site that front of the proposed new flats.
Run-off from the remainder of the parking courtyard shall shed to these porous bays.

The total area draining to the porous pavior sub-base from the proposed car park and roofs will be 0.055m2

The granular sub-base of the porous paving has been designed as a sealed storage area into which roof water run-off shall also discharge to via silt traps.

The formation level of the porous paving granular sub-base will be set level across the entire car park area.
The granular sub-base depth 700mm will effectively provide a storage reservoir that will provide attenuation up to the 1-in 200 year return period.

The parking area sub-base has been simulated using Microdrainage WinDes design software and this report has been produced to show the effects of 1:30, 1:100 and 1:200 return periods. A topographical survey is not available for the site at this time therefore arbitrary levels have been used for the purposes of these calculations.

The report should be read in conjunction with Drawing No. 20085-200.

2. Conclusions

During a 1 in 30 year return period storm no water will escape from the system and there are no instances of FLOOD RISK. The depth of water level in the 700mm deep granular sub-base is 420mm.
The maximum discharge rate into the existing combined drainage system is 1.2 l/sec

During a 1 in 30 year return period storm no water will escape from the system and there are no instances of FLOOD RISK. The depth of water level in the 700mm deep granular sub-base is 560mm.
The maximum discharge rate into the existing combined drainage system is 1.4 l/sec

During a 1 in 30 year return period storm no water will escape from the system and there are no instances of FLOOD RISK. The depth of water level in the 700mm deep granular sub-base is 659mm.
The maximum discharge rate into the existing combined drainage system is 1.5 l/sec

It should be noted that for the purposes of this report FLOOD RISK represents where the water level is within 300mm of the top of the granular sub-base.

3. Summary

The maximum depth of water within the 700mm deep porous sub-base is 659mm.
On this basis adequate attenuation has been provided to cater all storm events up to the 1:200 year return period

Steven Calvert
HND Civil Engineering

Direct Email sc1@mmaeng.com

APPENDIX 1

Inflow / Porous Paving / Orifice Details

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	30	Cv (Summer)	0.750
Region	Scotland and Ireland	Cv (Winter)	0.840
M5-60 (mm)	16.200	Shortest Storm (mins)	15
Ratio R	0.250	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+20

Time Area Diagram

Total Area (ha) 0.055

Time (mins) From:	To:	Area (ha)
0	4	0.055

Model Details

Storage is Online Cover Level (m) 100.000

Porous Car Park Structure

Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	21.6
Membrane Percolation (mm/hr)	1000	Length (m)	4.8
Max Percolation (l/s)	28.8	Slope (1:X)	0.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.30	Evaporation (mm/day)	3
Invert Level (m)	99.300	Cap Volume Depth (m)	0.000

Orifice Outflow Control

Diameter (m) 0.030 Discharge Coefficient 0.600 Invert Level (m) 99.300

APPENDIX 2

1 in 30 year Storm Simulation Results

Summary of Results for 30 year Return Period (+20%)

Half Drain Time : 110 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	99.479	0.179	0.0	0.8	0.8	5.6	O K
30 min Summer	99.546	0.246	0.0	0.9	0.9	7.7	O K
60 min Summer	99.605	0.305	0.0	1.0	1.0	9.5	O K
120 min Summer	99.649	0.349	0.0	1.1	1.1	10.8	O K
180 min Summer	99.668	0.368	0.0	1.1	1.1	11.5	O K
240 min Summer	99.677	0.377	0.0	1.1	1.1	11.7	O K
360 min Summer	99.680	0.380	0.0	1.1	1.1	11.8	O K
480 min Summer	99.673	0.373	0.0	1.1	1.1	11.6	O K
600 min Summer	99.662	0.362	0.0	1.1	1.1	11.3	O K
720 min Summer	99.650	0.350	0.0	1.1	1.1	10.9	O K
960 min Summer	99.625	0.325	0.0	1.0	1.0	10.1	O K
1440 min Summer	99.581	0.281	0.0	1.0	1.0	8.8	O K
2160 min Summer	99.531	0.231	0.0	0.9	0.9	7.2	O K
2880 min Summer	99.493	0.193	0.0	0.8	0.8	6.0	O K
4320 min Summer	99.443	0.143	0.0	0.7	0.7	4.5	O K
5760 min Summer	99.412	0.112	0.0	0.6	0.6	3.5	O K
7200 min Summer	99.392	0.092	0.0	0.5	0.5	2.9	O K
8640 min Summer	99.379	0.079	0.0	0.5	0.5	2.4	O K
10080 min Summer	99.368	0.068	0.0	0.4	0.4	2.1	O K
15 min Winter	99.504	0.204	0.0	0.8	0.8	6.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	63.367	0.0	6.0	18
30 min Summer	44.282	0.0	8.6	32
60 min Summer	29.417	0.0	11.6	60
120 min Summer	19.039	0.0	15.1	94
180 min Summer	14.650	0.0	17.5	128
240 min Summer	12.147	0.0	19.4	162
360 min Summer	9.303	0.0	22.4	232
480 min Summer	7.691	0.0	24.7	300
600 min Summer	6.632	0.0	26.7	368
720 min Summer	5.874	0.0	28.4	434
960 min Summer	4.850	0.0	31.3	562
1440 min Summer	3.701	0.0	35.8	810
2160 min Summer	2.822	0.0	40.9	1188
2880 min Summer	2.326	0.0	44.9	1552
4320 min Summer	1.770	0.0	51.1	2252
5760 min Summer	1.457	0.0	55.9	2992
7200 min Summer	1.253	0.0	60.0	3680
8640 min Summer	1.108	0.0	63.4	4408
10080 min Summer	0.998	0.0	66.5	5144
15 min Winter	63.367	0.0	6.8	18

Summary of Results for 30 year Return Period (+20%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	99.579	0.279	0.0	1.0	1.0	8.7	O K
60 min Winter	99.648	0.348	0.0	1.1	1.1	10.8	O K
120 min Winter	99.695	0.395	0.0	1.2	1.2	12.3	O K
180 min Winter	99.714	0.414	0.0	1.2	1.2	12.9	Flood Risk
240 min Winter	99.720	0.420	0.0	1.2	1.2	13.1	Flood Risk
360 min Winter	99.714	0.414	0.0	1.2	1.2	12.9	Flood Risk
480 min Winter	99.697	0.397	0.0	1.2	1.2	12.4	O K
600 min Winter	99.677	0.377	0.0	1.1	1.1	11.7	O K
720 min Winter	99.657	0.357	0.0	1.1	1.1	11.1	O K
960 min Winter	99.618	0.318	0.0	1.0	1.0	9.9	O K
1440 min Winter	99.555	0.255	0.0	0.9	0.9	7.9	O K
2160 min Winter	99.490	0.190	0.0	0.8	0.8	5.9	O K
2880 min Winter	99.448	0.148	0.0	0.7	0.7	4.6	O K
4320 min Winter	99.400	0.100	0.0	0.5	0.5	3.1	O K
5760 min Winter	99.375	0.075	0.0	0.5	0.5	2.3	O K
7200 min Winter	99.360	0.060	0.0	0.4	0.4	1.9	O K
8640 min Winter	99.351	0.051	0.0	0.4	0.4	1.6	O K
10080 min Winter	99.344	0.044	0.0	0.3	0.3	1.4	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
30 min Winter	44.282	0.0	9.7	32
60 min Winter	29.417	0.0	13.0	60
120 min Winter	19.039	0.0	17.0	98
180 min Winter	14.650	0.0	19.7	136
240 min Winter	12.147	0.0	21.9	176
360 min Winter	9.303	0.0	25.2	250
480 min Winter	7.691	0.0	27.8	322
600 min Winter	6.632	0.0	30.0	392
720 min Winter	5.874	0.0	31.9	462
960 min Winter	4.850	0.0	35.1	596
1440 min Winter	3.701	0.0	40.2	850
2160 min Winter	2.822	0.0	45.9	1212
2880 min Winter	2.326	0.0	50.4	1584
4320 min Winter	1.770	0.0	57.4	2288
5760 min Winter	1.457	0.0	62.9	3000
7200 min Winter	1.253	0.0	67.4	3680
8640 min Winter	1.108	0.0	71.3	4408
10080 min Winter	0.998	0.0	74.8	5136

APPENDIX 3

1 in 100 year Storm Simulation Results

Summary of Results for 100 year Return Period (+20%)

Half Drain Time : 129 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	99.539	0.239	0.0	0.9	0.9	7.4	O K
30 min Summer	99.629	0.329	0.0	1.1	1.1	10.2	O K
60 min Summer	99.708	0.408	0.0	1.2	1.2	12.7	Flood Risk
120 min Summer	99.764	0.464	0.0	1.3	1.3	14.4	Flood Risk
180 min Summer	99.788	0.488	0.0	1.3	1.3	15.2	Flood Risk
240 min Summer	99.799	0.499	0.0	1.3	1.3	15.5	Flood Risk
360 min Summer	99.802	0.502	0.0	1.3	1.3	15.6	Flood Risk
480 min Summer	99.793	0.493	0.0	1.3	1.3	15.3	Flood Risk
600 min Summer	99.779	0.479	0.0	1.3	1.3	14.9	Flood Risk
720 min Summer	99.764	0.464	0.0	1.3	1.3	14.4	Flood Risk
960 min Summer	99.732	0.432	0.0	1.2	1.2	13.4	Flood Risk
1440 min Summer	99.675	0.375	0.0	1.1	1.1	11.7	O K
2160 min Summer	99.608	0.308	0.0	1.0	1.0	9.6	O K
2880 min Summer	99.558	0.258	0.0	0.9	0.9	8.0	O K
4320 min Summer	99.490	0.190	0.0	0.8	0.8	5.9	O K
5760 min Summer	99.449	0.149	0.0	0.7	0.7	4.6	O K
7200 min Summer	99.420	0.120	0.0	0.6	0.6	3.7	O K
8640 min Summer	99.401	0.101	0.0	0.6	0.6	3.2	O K
10080 min Summer	99.387	0.087	0.0	0.5	0.5	2.7	O K
15 min Winter	99.570	0.270	0.0	0.9	0.9	8.4	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	82.034	0.0	7.9	18
30 min Summer	57.780	0.0	11.3	32
60 min Summer	38.241	0.0	15.2	60
120 min Summer	24.537	0.0	19.7	98
180 min Summer	18.755	0.0	22.6	132
240 min Summer	15.476	0.0	24.9	166
360 min Summer	11.765	0.0	28.5	236
480 min Summer	9.672	0.0	31.3	304
600 min Summer	8.303	0.0	33.6	372
720 min Summer	7.328	0.0	35.6	440
960 min Summer	6.015	0.0	38.9	568
1440 min Summer	4.554	0.0	44.2	824
2160 min Summer	3.442	0.0	50.1	1192
2880 min Summer	2.819	0.0	54.7	1556
4320 min Summer	2.124	0.0	61.6	2288
5760 min Summer	1.737	0.0	67.0	3000
7200 min Summer	1.486	0.0	71.4	3680
8640 min Summer	1.307	0.0	75.3	4416
10080 min Summer	1.174	0.0	78.6	5144
15 min Winter	82.034	0.0	8.9	18

Summary of Results for 100 year Return Period (+20%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	99.673	0.373	0.0	1.1	1.1	11.6	O K
60 min Winter	99.765	0.465	0.0	1.3	1.3	14.5	Flood Risk
120 min Winter	99.828	0.528	0.0	1.3	1.3	16.4	Flood Risk
180 min Winter	99.851	0.551	0.0	1.4	1.4	17.1	Flood Risk
240 min Winter	99.860	0.560	0.0	1.4	1.4	17.4	Flood Risk
360 min Winter	99.852	0.552	0.0	1.4	1.4	17.2	Flood Risk
480 min Winter	99.832	0.532	0.0	1.4	1.4	16.5	Flood Risk
600 min Winter	99.807	0.507	0.0	1.3	1.3	15.8	Flood Risk
720 min Winter	99.781	0.481	0.0	1.3	1.3	15.0	Flood Risk
960 min Winter	99.731	0.431	0.0	1.2	1.2	13.4	Flood Risk
1440 min Winter	99.648	0.348	0.0	1.1	1.1	10.8	O K
2160 min Winter	99.561	0.261	0.0	0.9	0.9	8.1	O K
2880 min Winter	99.503	0.203	0.0	0.8	0.8	6.3	O K
4320 min Winter	99.435	0.135	0.0	0.7	0.7	4.2	O K
5760 min Winter	99.399	0.099	0.0	0.5	0.5	3.1	O K
7200 min Winter	99.378	0.078	0.0	0.5	0.5	2.4	O K
8640 min Winter	99.364	0.064	0.0	0.4	0.4	2.0	O K
10080 min Winter	99.355	0.055	0.0	0.4	0.4	1.7	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
30 min Winter	57.780	0.0	12.8	32
60 min Winter	38.241	0.0	17.1	60
120 min Winter	24.537	0.0	22.1	112
180 min Winter	18.755	0.0	25.4	140
240 min Winter	15.476	0.0	28.0	178
360 min Winter	11.765	0.0	32.0	254
480 min Winter	9.672	0.0	35.1	328
600 min Winter	8.303	0.0	37.7	398
720 min Winter	7.328	0.0	39.9	468
960 min Winter	6.015	0.0	43.7	604
1440 min Winter	4.554	0.0	49.6	864
2160 min Winter	3.442	0.0	56.2	1232
2880 min Winter	2.819	0.0	61.4	1588
4320 min Winter	2.124	0.0	69.2	2292
5760 min Winter	1.737	0.0	75.3	3000
7200 min Winter	1.486	0.0	80.3	3720
8640 min Winter	1.307	0.0	84.6	4416
10080 min Winter	1.174	0.0	88.4	5136

APPENDIX 4

1 in 200 year Storm Simulation Results

Summary of Results for 200 year Return Period (+20%)

Half Drain Time : 141 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	99.580	0.280	0.0	1.0	1.0	8.7	O K
30 min Summer	99.689	0.389	0.0	1.1	1.1	12.1	O K
60 min Summer	99.782	0.482	0.0	1.3	1.3	15.0	Flood Risk
120 min Summer	99.847	0.547	0.0	1.4	1.4	17.0	Flood Risk
180 min Summer	99.873	0.573	0.0	1.4	1.4	17.8	Flood Risk
240 min Summer	99.886	0.586	0.0	1.4	1.4	18.2	Flood Risk
360 min Summer	99.889	0.589	0.0	1.4	1.4	18.3	Flood Risk
480 min Summer	99.879	0.579	0.0	1.4	1.4	18.0	Flood Risk
600 min Summer	99.863	0.563	0.0	1.4	1.4	17.5	Flood Risk
720 min Summer	99.845	0.545	0.0	1.4	1.4	17.0	Flood Risk
960 min Summer	99.808	0.508	0.0	1.3	1.3	15.8	Flood Risk
1440 min Summer	99.742	0.442	0.0	1.2	1.2	13.7	Flood Risk
2160 min Summer	99.664	0.364	0.0	1.1	1.1	11.3	O K
2880 min Summer	99.605	0.305	0.0	1.0	1.0	9.5	O K
4320 min Summer	99.525	0.225	0.0	0.9	0.9	7.0	O K
5760 min Summer	99.475	0.175	0.0	0.8	0.8	5.4	O K
7200 min Summer	99.441	0.141	0.0	0.7	0.7	4.4	O K
8640 min Summer	99.418	0.118	0.0	0.6	0.6	3.7	O K
10080 min Summer	99.401	0.101	0.0	0.6	0.6	3.1	O K
15 min Winter	99.617	0.317	0.0	1.0	1.0	9.9	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	95.181	0.0	9.2	18
30 min Summer	67.345	0.0	13.3	32
60 min Summer	44.475	0.0	17.8	60
120 min Summer	28.396	0.0	22.9	102
180 min Summer	21.622	0.0	26.2	134
240 min Summer	17.792	0.0	28.8	168
360 min Summer	13.467	0.0	32.7	238
480 min Summer	11.036	0.0	35.8	306
600 min Summer	9.450	0.0	38.3	374
720 min Summer	8.323	0.0	40.5	442
960 min Summer	6.809	0.0	44.2	576
1440 min Summer	5.131	0.0	49.9	826
2160 min Summer	3.859	0.0	56.3	1192
2880 min Summer	3.149	0.0	61.2	1560
4320 min Summer	2.360	0.0	68.6	2292
5760 min Summer	1.922	0.0	74.3	3000
7200 min Summer	1.638	0.0	79.0	3744
8640 min Summer	1.438	0.0	83.0	4416
10080 min Summer	1.288	0.0	86.6	5144
15 min Winter	95.181	0.0	10.4	18

Summary of Results for 200 year Return Period (+20%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	99.740	0.440	0.0	1.2	1.2	13.7	Flood Risk
60 min Winter	99.849	0.549	0.0	1.4	1.4	17.1	Flood Risk
120 min Winter	99.924	0.624	0.0	1.5	1.5	19.4	Flood Risk
180 min Winter	99.949	0.649	0.0	1.5	1.5	20.2	Flood Risk
240 min Winter	99.959	0.659	0.0	1.5	1.5	20.5	Flood Risk
360 min Winter	99.952	0.652	0.0	1.5	1.5	20.3	Flood Risk
480 min Winter	99.929	0.629	0.0	1.5	1.5	19.6	Flood Risk
600 min Winter	99.900	0.600	0.0	1.4	1.4	18.7	Flood Risk
720 min Winter	99.870	0.570	0.0	1.4	1.4	17.7	Flood Risk
960 min Winter	99.813	0.513	0.0	1.3	1.3	16.0	Flood Risk
1440 min Winter	99.717	0.417	0.0	1.2	1.2	13.0	Flood Risk
2160 min Winter	99.613	0.313	0.0	1.0	1.0	9.7	O K
2880 min Winter	99.544	0.244	0.0	0.9	0.9	7.6	O K
4320 min Winter	99.462	0.162	0.0	0.7	0.7	5.0	O K
5760 min Winter	99.417	0.117	0.0	0.6	0.6	3.7	O K
7200 min Winter	99.391	0.091	0.0	0.5	0.5	2.8	O K
8640 min Winter	99.375	0.075	0.0	0.5	0.5	2.3	O K
10080 min Winter	99.363	0.063	0.0	0.4	0.4	2.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
30 min Winter	67.345	0.0	15.0	32
60 min Winter	44.475	0.0	20.0	60
120 min Winter	28.396	0.0	25.7	114
180 min Winter	21.622	0.0	29.4	142
240 min Winter	17.792	0.0	32.3	180
360 min Winter	13.467	0.0	36.7	256
480 min Winter	11.036	0.0	40.1	330
600 min Winter	9.450	0.0	43.0	402
720 min Winter	8.323	0.0	45.4	472
960 min Winter	6.809	0.0	49.6	608
1440 min Winter	5.131	0.0	56.0	866
2160 min Winter	3.859	0.0	63.2	1236
2880 min Winter	3.149	0.0	68.7	1612
4320 min Winter	2.360	0.0	77.0	2320
5760 min Winter	1.922	0.0	83.5	3008
7200 min Winter	1.638	0.0	88.7	3744
8640 min Winter	1.438	0.0	93.3	4416
10080 min Winter	1.288	0.0	97.3	5144

TCP/11/16(418)
Planning Application – 16/00011/FLL – Erection of 9 flats on land 30 metres east of 177 High Street, Old Causeway, Kinross

REPRESENTATIONS

M e m o r a n d u m

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	PK16/00011/FLL	Our ref	LJA
Date	21 January 2016	Tel No	([redacted]

The Environment Service **Pullar House, 35 Kinnoull Street, Perth PH1 5GD**

Consultation on an Application for Planning Permission

PK16/00011/FLL RE: Residential Development Land 30 Metres East Of 177 High Street Old Causeway Kinross for Mr Adam Neilson

I refer to your letter dated 20 January 2015 in connection with the above application and have the following comments to make.

Contaminated Land (assessment date – 21/01/2016)

Informative

An inspection of the proposed development site did not raise any real concerns, although as the site has previously been developed and in use as light industrial there is the potential for associated ground contamination. A watching brief during redevelopment is therefore required.

The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council as Planning Authority.

[redacted]

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00011/FLL	**Comments provided by**	Euan McLaughlin Stuart McLaren
Service/Section	Strategy & Policy	**Contact Details**	**Development Negotiations Officer:** Euan McLaughlin [redacted] **Affordable Housing Enabler:** Stuart McLaren [redacted]
Description of Proposal	Residential Development		
Address of site	Land 30 Metres East Of 177 High Street Old Causeway Kinross for Mr Adam Neilson		
Comments on the proposal	**NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.** THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, MAY FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE. **Affordable Housing** With reference to the above planning application the Council's Affordable Housing Policy requires that 25% of the total number of houses, above a threshold of 5 units, for which planning consent is being sought is to be in the form of affordable housing. The total affordable housing requirement is 2.25 units (9 x 0.25 = 2.25) A commuted sum payment is considered acceptable in this case. The commuted sum for the Kinross Housing Market Area is £15,000 per unit. **Primary Education** With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity. This proposal is within the catchment of Kinross Primary School.		

	No contribution towards primary education is required from affordable housing. This development requires 2.25 units to be affordable. As such the primary education contribution will be calculated on units (9 – 2.25 = 6.75)
Recommended planning condition(s)	**Summary of Requirements** Affordable Housing: £33,750 (2.25 x £15,000) Education: £43,166.25 (6.75 x £6,395) **Total: £76,916.25** **Phasing** It is advised that the preferred method of payment would be upfront of release of planning permission. Due to the scale of the contribution requirement it may be appropriate to enter into a S.75 Legal Agreement. If S.75 entered into the phasing of financial contributions will be based on occupation of open market units with payments made 10 days after occupation. Payment for each open market unit will be **£8,546.25** (£76,916.25/ 9= £8,546.25).
Recommended informative(s) for applicant	**Payment** **Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.** **Methods of Payment** On no account should cash be remitted. **Scheduled within a legal agreement** This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice. **NB:** The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue. **Other methods of payment**

	Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice. **Remittance by Cheque** The Planning Officer will be informed that payment has been made when a cheque is received. However this will require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued. Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following: Perth and Kinross Council Pullar House 35 Kinnoull Street Perth PH15GD **Bank Transfers** All Bank Transfers should use the following account details; **Sort Code:** 834700 **Account Number:** 11571138 Affordable Housing For Affordable Housing contributions please quote the following ledger code: 1-30-0060-0000-859136 Education Contributions For Education contributions please quote the following ledger code: 1-30-0060-0001-859136 Direct Debit The Council operate an electronic direct debit system whereby payments may be made over the phone. To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand: a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly. **Indexation** All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index. **Accounting Procedures** Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site

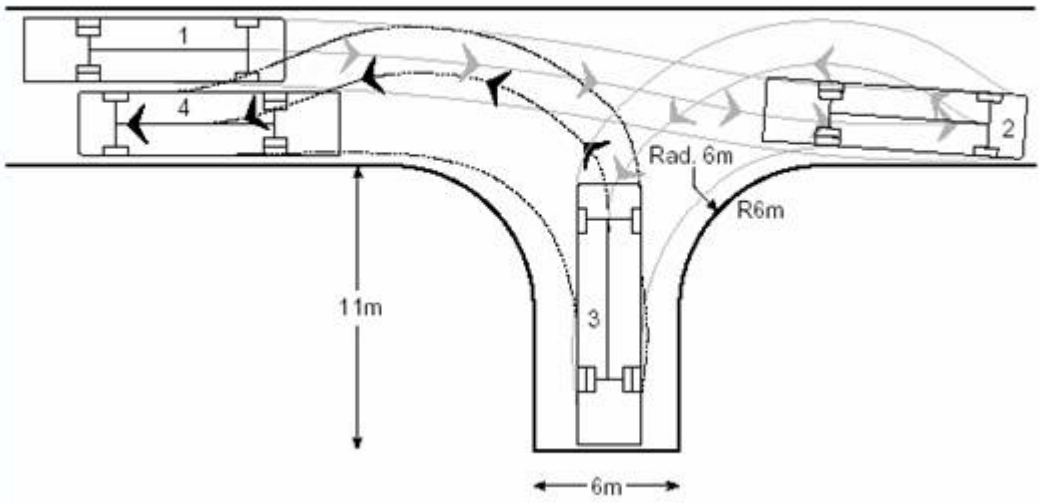
	address and planning application reference number to ensure the individual commuted sums can be accounted for.
Date comments returned	27 January 2016

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00011/FLL	**Comments provided by**	E McMillan
Service/Section	TES - Flooding	**Contact Details**	[redacted]
Description of Proposal	Residential Development		
Address of site	Land 30 Metres East Of 177 High Street Old Causeway Kinross for Mr Adam Neilson		
Comments on the proposal	I have no comment to make on this application		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	28/1/2016		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00011/FLL	**Comments provided by**	Shona Alexander
Service/Section	Waste Services	**Contact Details**	[redacted]
Description of Proposal	Residential Development		
Address of site	Land 30 Metres East Of 177 High Street Old Causeway Kinross		
Comments on the proposal	All flatted properties require a communal area to store one of the following bin options: • 2 x 240 litre bins (one for general waste and one for dry mixed recycling) • 1 x 240 litre bin for garden and food waste (where appropriate) • a combination of larger bins to equate the same capacity as above Bin Dimensions Capacity (litres) Width (mm) Height (mm) Depth (mm) 240 580 1100 740 1100 1270 1380 1000 1280 1280 1445 1000 It is preferable for residents (where space allows) to have their own individual 240 litre bins rather than using communal facilities.		
Recommended planning condition(s)	**Road Specifications** All vehicle access roads that the refuse collection vehicles will be required to use must be adopted by the Council and constructed to withstand a gross vehicle weight of 26 tonnes and axle loading of 11.5 tonnes. Manhole covers, gratings, cattle grids etc situated in the road must also be capable of withstanding these loads. The road and pavement from the bin collection point to the refuse collection vehicle must be at maximum 10 metres and a hard standing surface. It must have a level gradient and a smooth surface; use dropped kerbs where appropriate. Alternatively, we would suggest that the developer construct a bin storage area at the entrance to the site which would house communal waste and recycling facilities for use by the residents. The crew would then pull out the bins to the pavement for emptying. If the developer does not adhere to these specifications, the Council may be unable to provide waste and recycling services to this development based on inadequate storage, access and/or infrastructure.		

	FTA Large rigid design vehicle **Side road stub** 
Recommended informative(s) for applicant	
Date comments returned	28/1/2016

29th Jan 2016. (THR)

181 High St
Kinross
KY13 8DB.

Dear Sir/madam.

I write regarding the residential development Ref No- PAR-16/0001 1 FLL

Having viewed the Current plan of the proposed site, I see that this reflects the same description as in a previous application dated December 2014.

I write again to express my Concerns. I reside at the above address and note that the flats to be built are at the furthest point away from my property. However, Can I bring your attention again to what looks like two planted trees to ...

... the right of the development entrance.
Down a small sitting area at the rear of my property that sits between my neighbours Courtyard at 183 High St. and is only a few yards away from the boundary wall dividing the Courtyard from the development site. My sitting area gets a limited amount of sun exposure. My Concern are that if these trees are planted and not kept at 'low level' (as the other plantings on the plan are indicated) then my small sitting area would get even less sunshine.
On my previous Correspondence I stated I was undertaking ...

..... work on my own property to maximise my sitting area usage, this work has now been completed and has involved re-positioning my rear house door.

I now have a full two paned glass door that opens out of the sitting area, and more importantly allows a considerable amount of natural light into my property at the rear.

If these trees are to be higher than the dividing wall then I request serious consideration be given to the height and density of the said plantings ...

④.

... In relation to the points I have raised.

In anticipation of your reply.

[redacted]

(DAVID SWINDELL MR)

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00011/FLL	**Comments provided by**	Tony Maric Transport Planning Officer
Service/Section	Transport Planning	**Contact Details**	[redacted]
Description of Proposal	Erection of 9no. flats		
Address of site	Land 30 Metres East Of 177 High Street Old Causeway Kinross		
Comments on the proposal	**I note that the proposal is for the demolition of an office and light industrial unit and the erection of 9 flats.** **The primary access for the site is off a small wynd directly onto the High Street. This access would be satisfactory for the relatively low level of traffic that would be generated by this development.** **However, there is also an alternative means of access via Old Causeway and Burns-Begg Street onto the High Street. This would allow for easier access to the community campus, superstore and M90 motorway, than exiting via the wynd directly onto the High Street and using the relief road to access the M90.** **For this reason it is probable that the traffic generated by the development would distribute fairly evenly between the two main access points so alleviating any concerns about extra demands on any one particular access.** **Therefore, for the reasons stated above, I have no objections to the proposed development.**		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	10 February 2016		