

TCP/11/16(252)
Planning Application 12/02141/FLL – Deletion of Condition
2 and revision of the application site address

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

10 MAY 2013

RECEIVED

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTSTHE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name MR & MRS MASONAddress MIDDLETHIRD HOUSE
DUNNINGPostcode PH2 0REContact Telephone 1 —Contact Telephone 2 —Fax No —E-mail* —

Agent (if any)

Name ajfitchet architectAddress 8 NORLICH AVE
BROUGHTY FERRYPostcode DUNDEE
DD5 3USContact Telephone 1 01999 540054Contact Telephone 2 —Fax No —E-mail* mail@ajfitchet.co.ukMark this box to confirm all contact should be
through this representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

PERTH AND KINKROSS

Planning authority's application reference number

12/02141/FL

Site address

BOTHY, MIDDLETHIRD HOUSE, DUNNING PH2 0REDescription of proposed
developmentINTERNAL ALTERATIONS AND UPGRADING, ERECTION OF STORM
PORCH TO WEST AND DORMER TO EAST

Date of application

21-12-12

Date of decision (if any)

20-02-13**Note.** This notice must be served on the planning authority within three months of the date of the decision
notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☐
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☒

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☐
4. Assessment of review documents only, with no further procedure ☒

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

THE APPLICATION CLEARLY STATED 'MIDDLETHIRD HOUSE' AS THE SITE ADDRESS, AND IS INDEED THE APPLICANTS ADDRESS ALSO. IT IS NOT, AND HAS NOT BEEN REFERRED TO AS, A FARM. THE SITE IS CLEARLY LISTED ON THE S.A.A. WEBSITE AND THE UPRN CLEARLY HIGHLIGHTS THE SITE ON THE 'ONE SCOTLAND GAZETTEER' WEBSITE.

THE LOCAL AUTHORITY HAVE WRONGLY REFERRED TO THE SITE AS 'MIDDLETHIRD FARM' WHICH HAS NOTHING TO DO WITH THE APPLICATION SITE. THIS HAS LED TO THE ADDRESS ON THE PLANNING PERMISSION BEING INCORRECT, AND THEREFORE WRONGLY GIVING RISE TO CONDITION 2 ON THE APPROVAL.

Please refer to email dated 15 May 2013

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

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.

PAGE 1 OF PLANNING APPLICATION FORM

LISTING ON S.A.A. WEBSITE

GAZETTEER MAP REFERRED TO FROM S.A.A. LISTING

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:


- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

3/5/13

CHX Planning Local Review Body - Generic Email Account

From: Audrey Brown - Democratic Services
Sent: 16 May 2013 16:38
To: CHX Planning Local Review Body - Generic Email Account
Subject: FW: Planning Reference 12/02141/FLL - Notice of Review

From: Alastair Fitchet [ajfitchet | architect] [mailto:mail@ajfitchet.co.uk]
Sent: 15 May 2013 00:19
To: Yvonne Oliver
Subject: Re: Planning Reference 12/02141/FLL - Notice of Review

Yvonne

I can confirm that i do indeed wish the following amendment to be made to the final paragraph of the statement on Page 3 of the above Review Notice

"A review is sought for the deletion of Condition 2 and revision of the application site address".

Regards

Alastair

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA
Chartered Architect

ajfitchet | architect llp

www.ajfitchet.co.uk <<http://www.ajfitchet.co.uk>>
07939540054

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Mr and Mrs	Ref No.	
Forename		Forename	Alastair
Surname	Mason	Surname	Fitchet
Company Name		Company Name	ajfitchet architect llp
Building No./Name	Middlethird House	Building No./Name	8
Address Line 1		Address Line 1	Vorlich Avenue
Address Line 2		Address Line 2	Broughty Ferry
Town/City	Dunning	Town/City	Dundee
Postcode	PH2 0RE	Postcode	DD5 3UJ
Telephone		Telephone	
Mobile		Mobile	07939540054
Fax		Fax	
Email		Email	mail@ajfitchet.co.uk

3. Postal Address or Location of Proposed Development (please include postcode)

'Bothy'. Middlethird House, Dunning, Perthshire PH2 0RE

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Type of Application

What is the application for? Please select one of the following:

Planning Permission	<input checked="" type="checkbox"/>
Planning Permission in Principle	<input type="checkbox"/>
Further Application*	<input type="checkbox"/>
Application for Approval of Matters Specified in Conditions*	<input type="checkbox"/>
Application for Mineral Works**	<input type="checkbox"/>

NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.

*Please provide a reference number of the previous application and date when permission was granted:

Reference No:	n/a	Date:	n/a
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SAA Tayside

Scottish Assessors Association

Current band

Ref No. / Office	Property Address	Band	Effective Date	Marker	Local Authority
170082 (TAYSIDE VJB)	MIDDLETHIRD HOUSE DUNNING PERTHSHIRE PH2 0RE	F	01-APR-93		Perth & Kinross

Make a proposal 

View Scotland National Gazetteer Reference 

Bands shown do not include the effect on value of alterations or improvements carried out by the current owners.

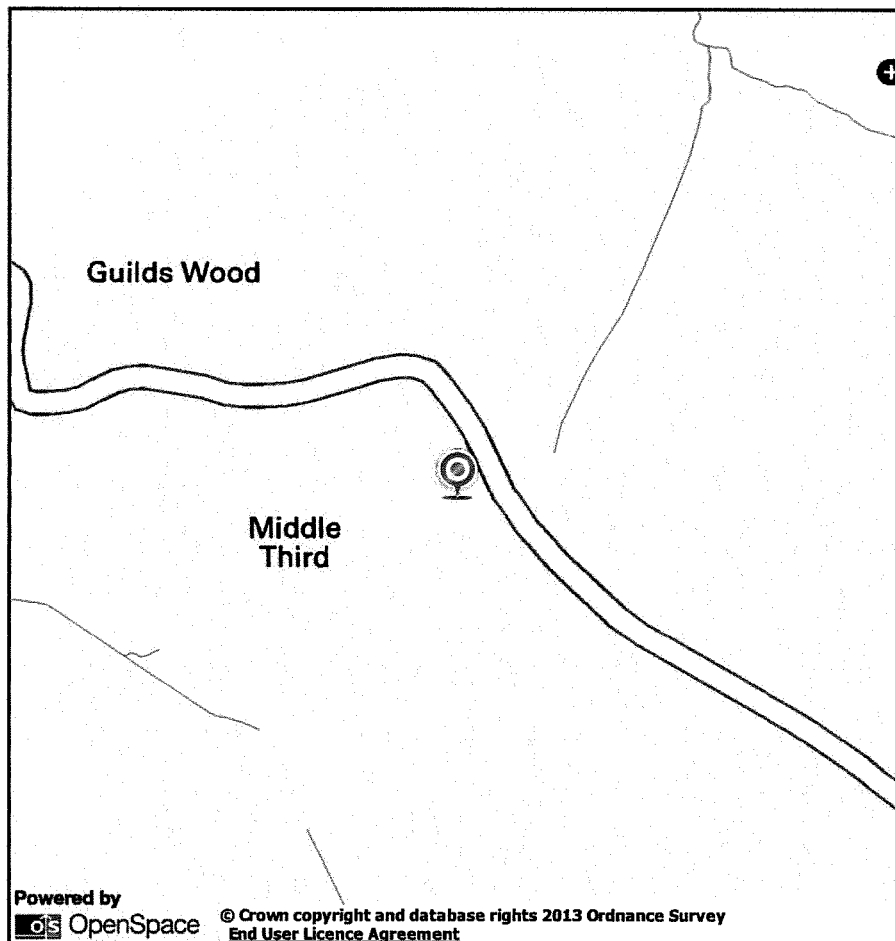
Only when a house is sold will they be taken into account and from the date of sale.

There may however be a delay in amending the Band, pending information required by the Assessor becoming available.

If you wish to view the Scotland National Reference Number or see a map of the local area surrounding the property, click the arrow to view the details and link to the online map.

Searching 2,861,617 records
Search Engine v1.1.4

One Scotland Gazetteer

**Search**[Home](#) > [OSG Map](#)**New Search****Results**

Results returned: 1
Results displayed: 1

Middle Third House

Middle Third House,
Newton Of Pitcairns,
Dunning,
Perth,
PH2 0RE.

Custodian: Perth and Kinross
UPRN: 124072287

[Terms and Conditions](#) [Accessibility](#)Built by [Concert Information Solutions Ltd](#)

TCP/11/16(252)

**Planning Application 12/02141/FLL – Deletion of Condition
2 and revision of the application site address**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr And Mrs Mason
Ajfitchet Architect Llp
8 Vorloch Avenue
Broughty Ferry
Dundee
DD5 3UJ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 20 February 2013

Town and Country Planning (Scotland) Acts.

Application Number **12/02141/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 21st December 2012 for planning permission for Change of use from bothy to residential and erection of a porch Bothy Middle Third Farm Dunning Perth PH2 0RE subject to the undernoted conditions.

Development Quality Manager

Conditions Referred to Above

1. The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.
2. The consent shall remain in the same ownership as Middle Third Farm and shall only be occupied by farm workers or other persons associated with the farm business.

Reasons for Conditions

1. To ensure that the development is carried out in accordance with the plans approved.
2. In the interests of residential amenity.

Justification

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Notes

- 1 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

- 2 Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 3 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
- 4 No work shall be commenced until an application for building warrant has been submitted and approved.
- 5 The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.
- 6 The applicant shall ensure the private water supply for the house /development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks / pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above act and regulations.

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

12/02141/1

12/02141/2

12/02141/3

12/02141/4

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/02141/FLL
Ward No	N7- Strathallan

PROPOSAL: Change of use from bothy to residential and erection of a porch

LOCATION: Bothy, Middle Third Farm, Dunning, PERTH, PH2 0RE.

APPLICANT: Mr & Mrs Mason

RECOMMENDATION: APPROVE THE APPLICATION

SITE INSPECTION: 17 January 2013



OFFICER'S REPORT:

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 as amended by Planning Etc (Scotland) Act 2006 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The adopted development plan applicable to this area comprises the TAYplan Strategic Development Plan 2012 and the Perth Area Local Plan 1995 Incorporating Alteration No.1 Housing Land 2000. The Local Development Plan - Proposed January 2012 is viewed as a material consideration.

Site description:-

The application site is at Middle Third Farm approximately 2 kilometres south east of Dunning on the Newton of Pitcairns road and consists of a disused bothy which butts onto existing stone agricultural buildings on its south elevation and is west facing, into the courtyard, 1 storey with external finishes of slate, harled walls and timber door and windows.

The proposal is:-

The proposal is to alter and extend the former bothy with a small west facing storm porch and a sloping roof box dormer over the stairwell which gives access/egress to the sleeping deck. The finishing materials proposed are: slate to match existing on porch and single ply membrane with lead roll detail on dormer; render to south wall of porch with vertical timber linings to porch gable and glazed area to door and west and north elevations; horizontal timber linings to dormer with east facing window. The harling is removed from the external walls of the Bothy.

Assessment

The determining issues in this case are whether:-

The proposal complies with Development Plan policy;
There are any other material considerations.

There are no issues of strategic relevance raised in this application.

The site lies within the Landward Area where Policy 32 relating to Housing in the Countryside in the Perth Area Local Plan Incorporating Alteration No. 1 Housing Land 2000 applies. Policy 32 does allow for the conversion of non domestic buildings to houses and also allows for modest extensions which do not alter its character. The proposal complies with this policy. Housing in the Countryside Guide November 2012 is supplementary planning guidance and this proposal complies with the renovation guidelines.

Environmental Health has stated that the cottage would have been previously used as residential accommodation for farm workers. The residential unit will be surrounded by active farmland. Given the rural location of the site there is the potential for future occupiers to be disturbed by noise and or odours from the farm business however I have no objections to the application so long as the dwelling house remains in the same ownership as Middle Third Farm.

In view of this I recommend the following condition be placed in any planning consent:-

- o The consent shall remain in the same ownership as Middle Third Farm and shall only be occupied by farm workers or other persons associated with the farm business.

With the following informatives also included:-

- o The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.
- o The applicant shall ensure the private water supply for the house /development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks / pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above act and regulations.

Residential Amenity

No problems of overshadowing.

Design

The dormer is well designed and relates well to the former bothy.

Visual amenity

The former bothy fits well in the rural environment

Finishing materials

Matches those of dwelling house

With the above considerations taken into account, I am also satisfied that the proposal adequately complies with the above-mentioned development plan policy, the contents of which are listed below. I have taken account of other material considerations and I find none that would justify over-riding the adopted development plan and refusing the application.

I therefore offer my support of the proposal and recommend that the application be approved under delegated powers.

DEVELOPMENT PLAN

TAYplan Strategic Plan 2012

The strategic plan has set down three key principles, which it seeks to achieve through targeted objectives:

Ensuring effective resource management and promoting an accessible, connected and networked region;
Supporting sustainable economic development and improving overall regional image and distinctiveness;

Enhancing the quality of place through better quality outcomes.

No relevant strategic policy in this case.

Perth Area Local Plan Incorporating Alteration No. 1 Housing Land 2000

Landward Area/Housing/Housing in the Countryside

POLICY 32: The District Council's District wide policy on Housing in the Countryside will apply within most of the Landward Area. Within Areas of Great Landscape Value, the National Scenic Area and the Historic Gardens and Designed Landscapes there will be a presumption against new houses except on the basis of operational need, but encouragement will be given to the restoration and conversion of buildings to form new houses.

Housing in the Countryside Guide November 2012 is supplementary planning guidance which states that the Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- (a) Building Groups.
- (b) Infill sites.
- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- (d) Renovation or replacement of houses.
- (e) Conversion or replacement of redundant non-domestic buildings.
- (f) Development on rural brownfield land.

Perth & Kinross Council Local Development Plan - Proposed Plan January 2012

Members will be aware that on the 30 January 2012 the Proposed Plan was Published. The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan. The Council's Development Plan Scheme sets out the timescale and stages leading up to adoption. Currently undergoing a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is therefore a material consideration in the determination of this application.

Under the LDP the site is located within the Strathearn Landward area.

PolicyPM1: Placemaking

Policy PM1A

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 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.

Policy PM1B

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.
- (c) The design 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.

SITE HISTORY

No site history.

CONSULTATIONS/COMMENTS

Transport Planning	No objections.
Environmental Health	No objection subject to the implementation of a condition and 2 informatives.
Scottish Water	No objections.

TARGET DATE: 21 February 2013

REPRESENTATIONS RECEIVED:

Number Received: 0

Summary of issues raised by objectors:

At the time of writing this report, no letters of representation had been received.

Response to issues raised by objectors: N/A

Additional Statements Received:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	None
Report on Impact or Potential Impact	None submitted.

Legal Agreement Required:

Summary of terms - not required.

Direction by Scottish Ministers - not required.

Conditions:-

- 1 The development shall be begun within a period of three years from the date of this consent.
- 2 The consent shall remain in the same ownership as Middle Third Farm and shall only be occupied by farm workers or other persons associated with the farm business.

Reasons:-

- 1 In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning etc (Scotland) Act 2006.
- 2 In the interests of residential amenity.

Justification:

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

- 1 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
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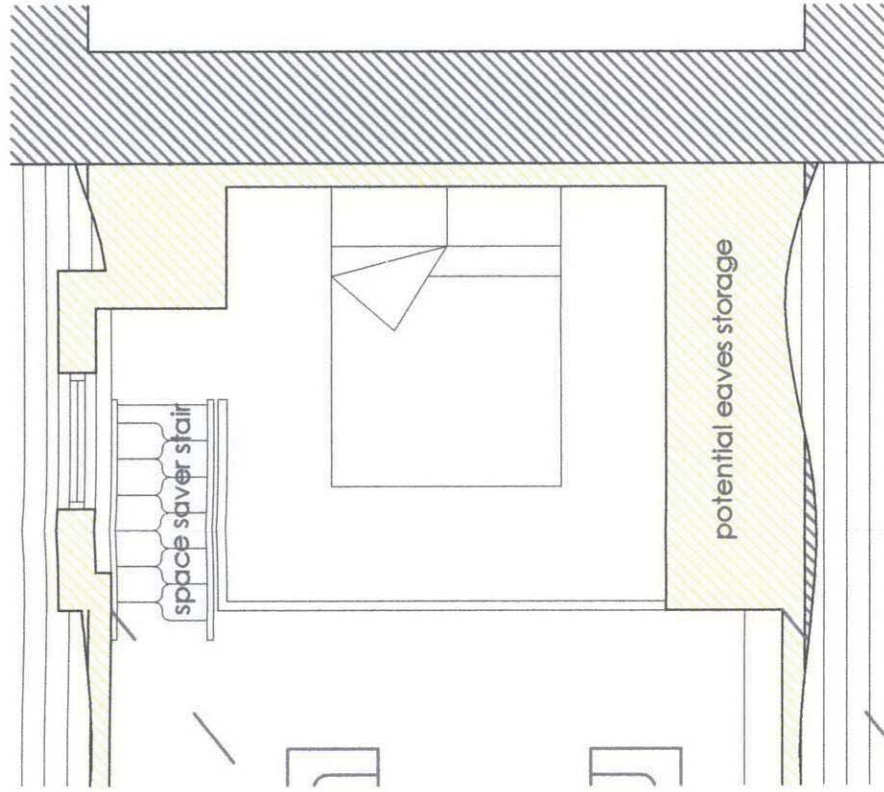


ajfitchet | architect

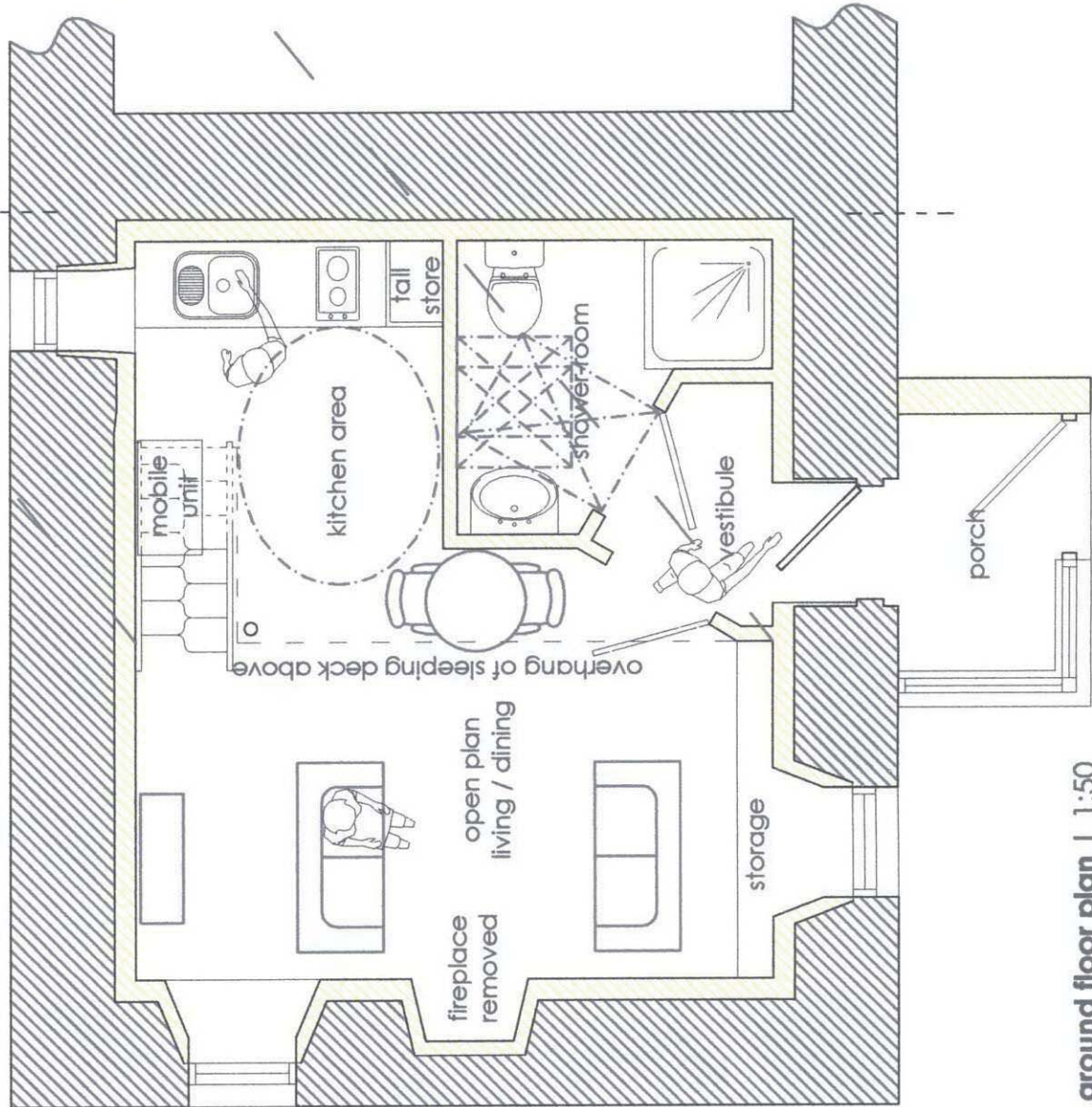
mail@ajfitchet.co.uk www.ajfitchet.co.uk Tel : 07939 540054

PERTH AND KINROSS COUNCIL

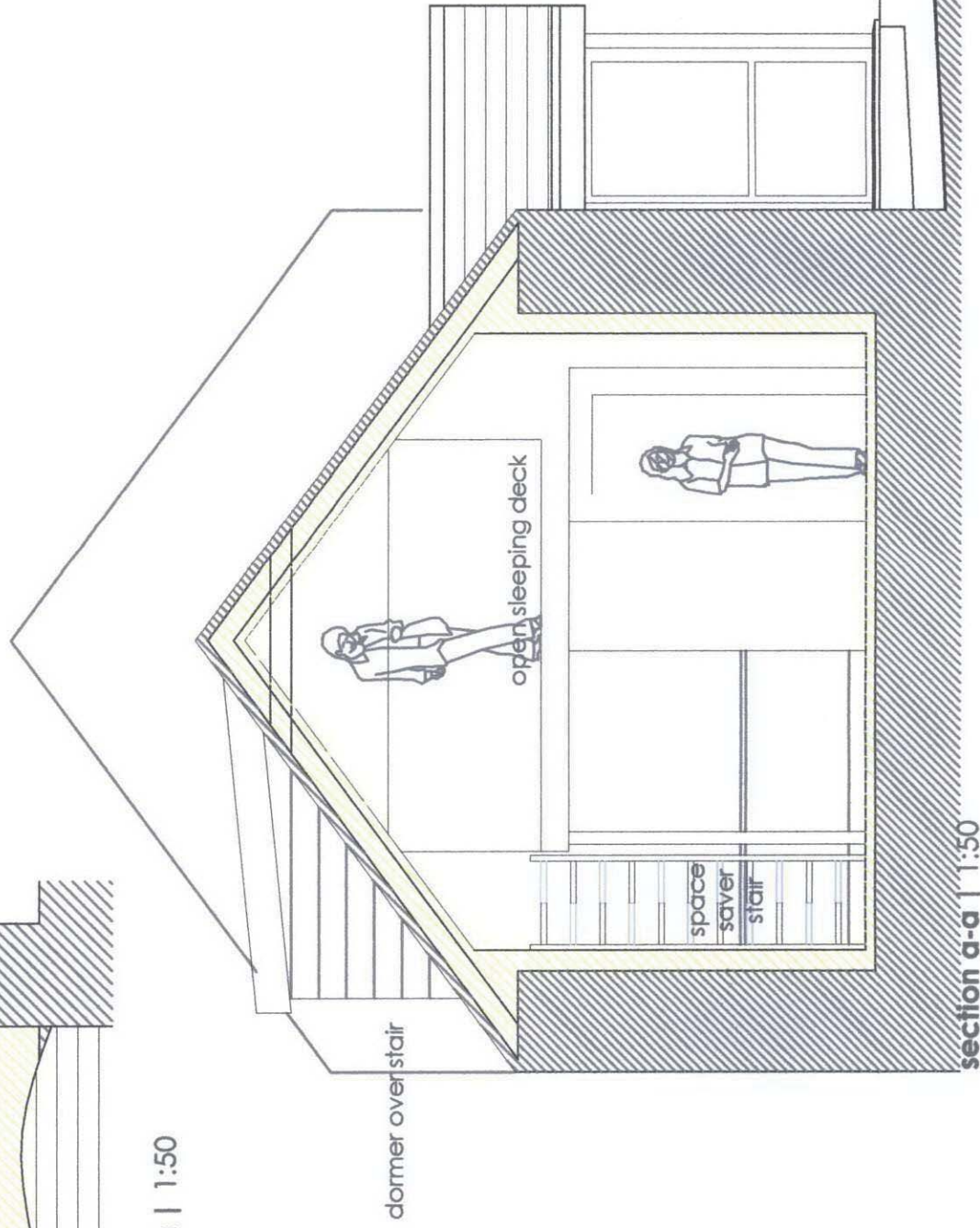
DRAWING REF: 12/02/411



raised sleeping deck plan | 1:50



ground floor plan | 1:50



section a-a | 1:50

© ajfitchet | architect llp
registered in scotland | SO304078



drawing description | proposed plans and section
drawing number | 115_D_001b
scale | 1:50 @ A3

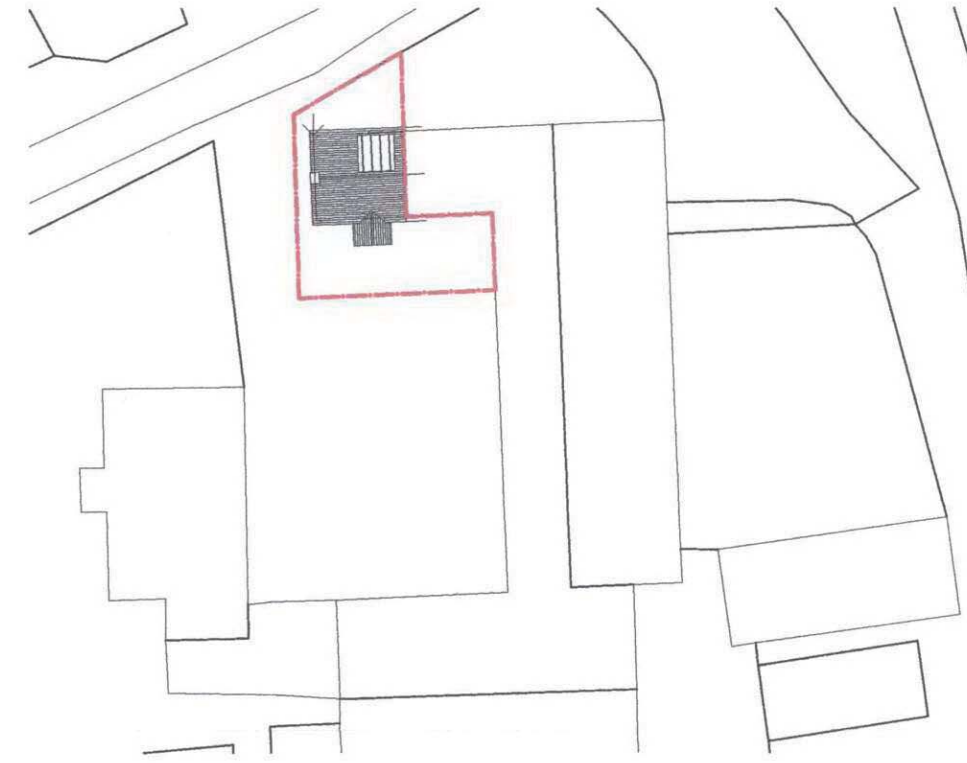
revision | first issue - 25.10.12
a - 15.11.12
b - 26.11.12

client | Mr and Mrs Mason
project | Alterations to bathy



ajfitchet | architect

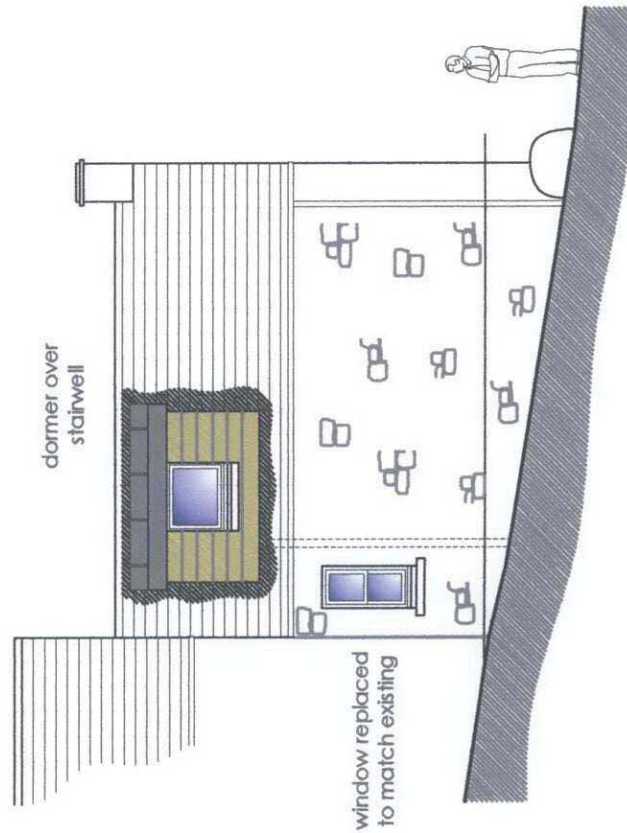
mail@ajfitchet.co.uk www.ajfitchet.co.uk tel: 07939 540054



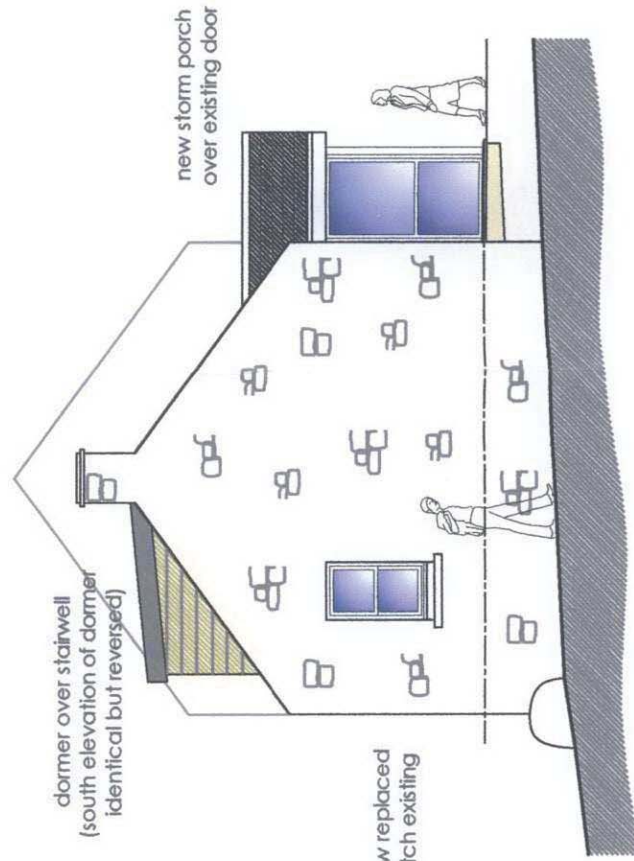
location plan | 1:1250



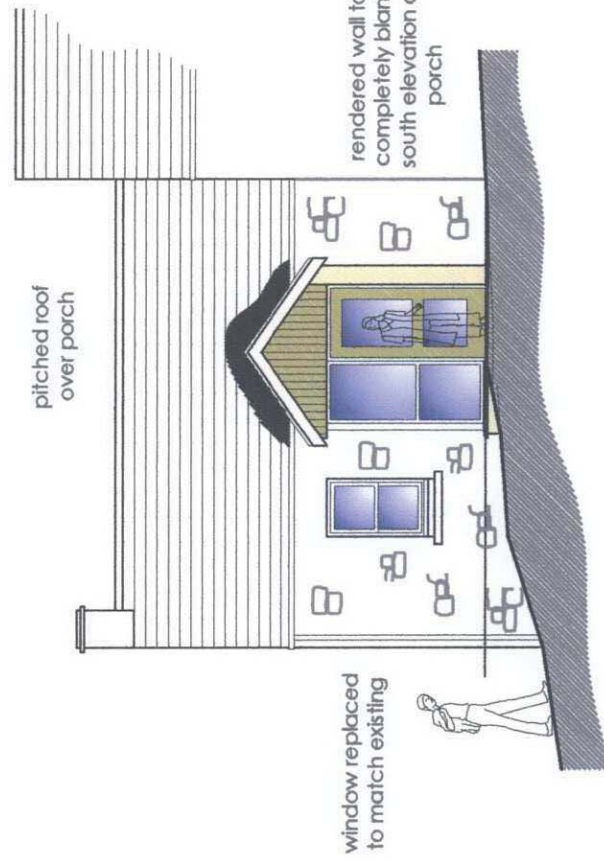
block plan | 1:500



east elevation | 1:100



north elevation | 1:100



west elevation | 1:100

Proposed materiality:

- Walls
 - render to south wall of porch
 - vertical timber linings to porch gable
 - horizontal timber linings to dormer
 - slates to match existing on porch
 - single ply membrane with lead roll detail on dormer
 - timber to match house
 - timber to match house
- Roof
 - slates to match existing on porch
 - single ply membrane with lead roll detail on dormer
 - timber to match house
 - timber to match house
- Windows
 - timber to match house
 - timber to match house
- Doors
 - timber to match house
 - timber to match house

PERTH AND KINROSS COUNCIL

DRAWING REF: 121021412

© ajfitchet | architect llp
registered in scotland | SO304078



drawing description | proposed elevations and location plan
drawing number | 115_D_002
scale | 1:100, 1:500 & 1:1250 @ A3
for construction purposes, do not scale | refer dimensional queries to architect

revision | first issue - 27.11.12
a - 04.12.12
b - 05.12.12
c - 17.12.12

client | Mr and Mrs Mason
project | Alterations to bothy

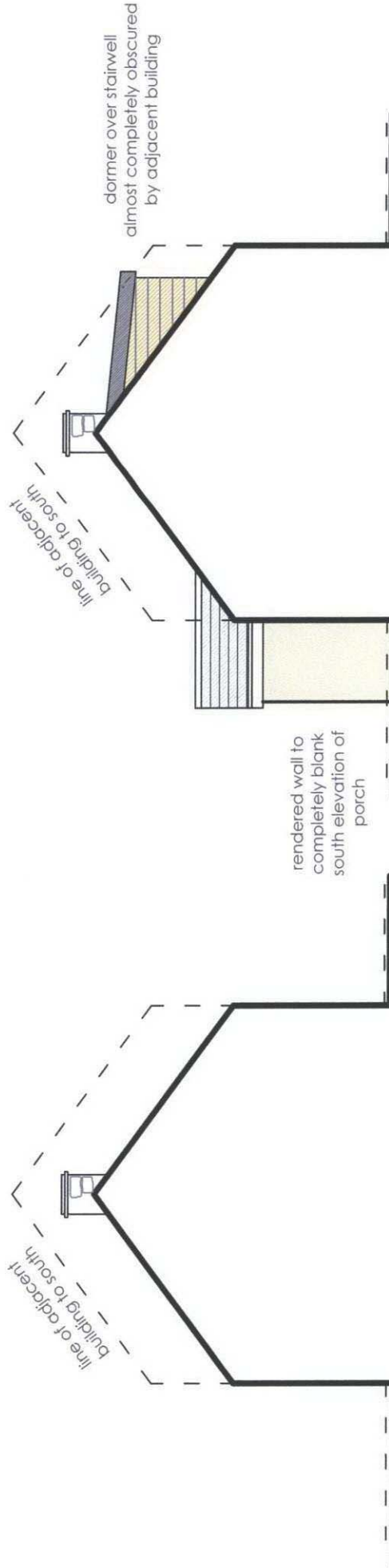


ajfitchet | architect

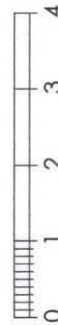
mobile: 07793 360254 | www.ajfitchet.co.uk | tel: 07793 360254

PERTH AND KINROSS COUNCIL

DRAWING REF: 12/0214/13



existing elevation | 1:100



proposed elevation | 1:100

© ajfitchet | architect llp
registered in scotland | SO304078



drawing description | existing and proposed south elevations
drawing number | 115_D_003
scale | 1:100 @ A4
for construction purposes, do not scale | refer dimensional queries to architect

revision | first issue - 28.12.12

client | Mr and Mrs Mason
project | Alterations to bothy

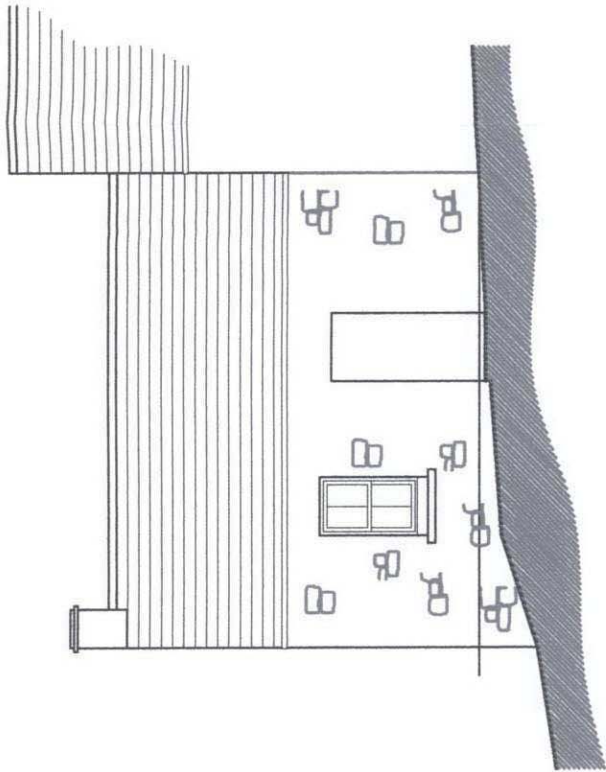


ajfitchet | architect

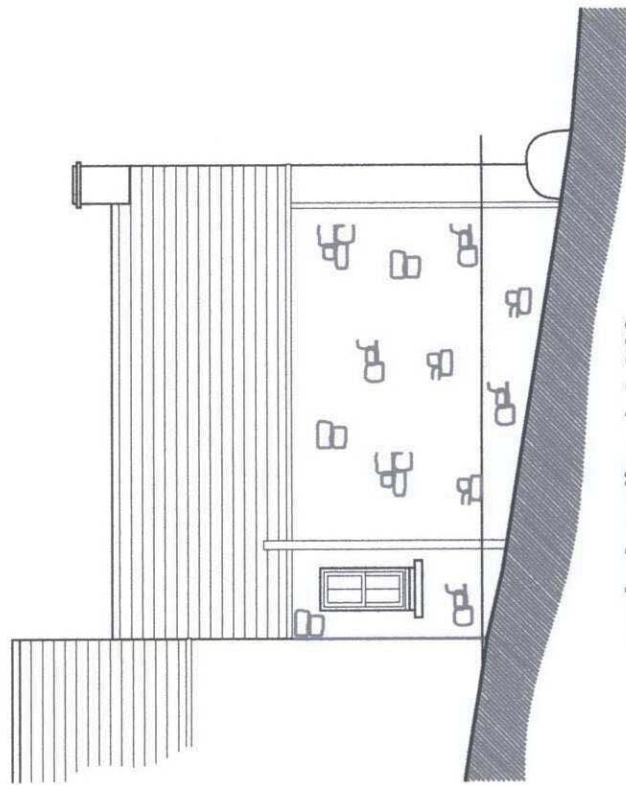
mail@ajfitchet.co.uk www.ajfitchet.co.uk tel : 07939 540054

PERTH AND KILROSS COUNCIL

DRAWING REF: 126021414



north elevation | 1:100

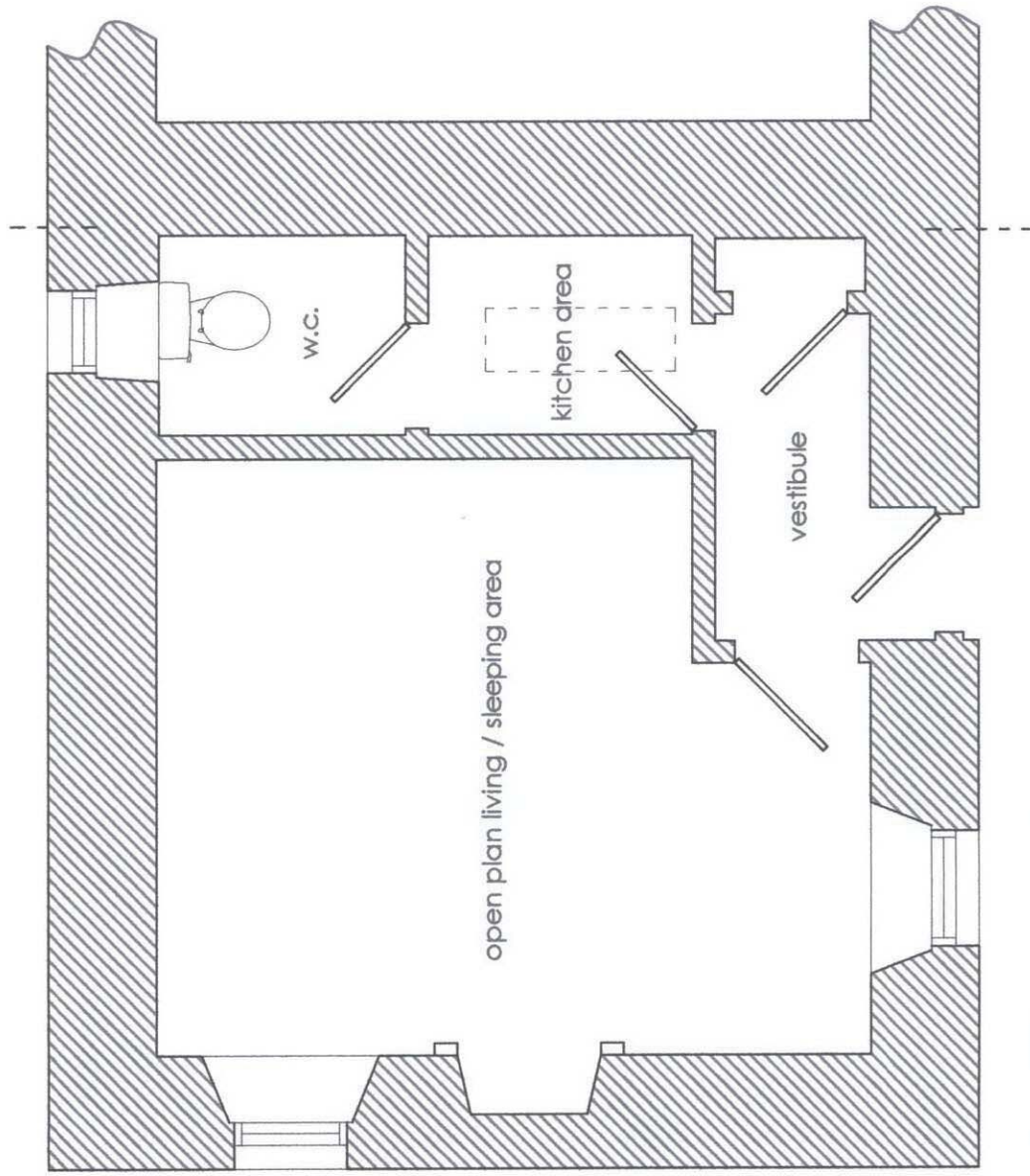


east elevation | 1:100

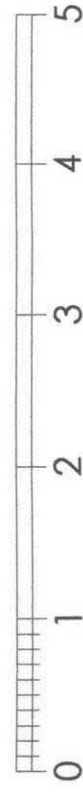
west elevation | 1:100



block plan | 1:500



ground floor plan | 1:50



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registered in scotland | SO304078



drawing description | existing plans and elevations
drawing number | 135_S_001
scale | as shown @ A3

revision | first issue - 17.12.12
a - 28.12.12

client | Mr and Mrs Mason
project | Alterations to bathy

TCP/11/16(252)

Planning Application 12/02141/FLL – Deletion of Condition 2 and revision of the application site address

REPRESENTATIONS

- Representation from Environmental Health Manager, dated 24 January 2013

Memorandum

To Development Quality Manager

From Environmental Health Manager

Your ref PK12/02141/FLL

Our ref NK

Date 24 January 2013

Tel No (01738) 475 444

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

**PK12/02141/FLL RE: Change of use from bothy to residential and erection of a porch
Bothy Middle Third Farm Dunning Perth PH2 0RE for Mr and Mrs Mason**

I refer to your letter dated 15 January 2013 in connection with the above application and have the following comments to make.

Recommendations

I have no objections to the application but recommend the undernoted condition and informatives are included in any given consent

Noise/Odours

Planning permission is being sought for the conversion of an existing bothy into a new residential unit.

The proposed property will butt onto existing stone agricultural buildings and is within 30 metres of further agricultural buildings. The residential unit will be surrounded by active farmland. Given the rural location of the site there is the potential for future occupiers to be disturbed by noise and or odours from the farm business however I have no objections to the application so long as the dwelling house remains in the same ownership as Middle Third Farm.

In view of this I recommend the following condition be placed in any planning consent.

Condition

- The consent shall remain in the same ownership as Middle Third Farm and shall only be occupied by farm workers or other persons associated with the farm business.

Water

The development is in a rural area/hamlet with private water supplies (namely Quilts Farm Supply) known to serve properties in the vicinity. The applicant has indicated that they will connect to a private water supply. To ensure the new development has an adequate and consistently wholesome supply of water and / or to maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following informatives. No public objections relating to the water supply were noted at the date above.

Informatives

- The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.
- The applicant shall ensure the private water supply for the house /development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks / pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above act and regulations.

