

TCP/11/16(181)

Planning Application 12/00231/FLL - Alterations and extension to form additional accommodation at Viewlands House, 25 Viewlands Road, Perth, PH1 1BL

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: onlineapps@pkc.gov.uk

Planning Department

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

Thank you for completing this application form:

ONLINE REFERENCE 000038053-001

The online ref number 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:

Murdoch Chartered Architects

Ref. Number:

First Name: *

Alastair

Last Name: *

Mitchell

Telephone Number: *

01738 840016

Extension Number:

Mobile Number:

Fax Number:

01738 840016

Email Address: *

alastair@methvencastle.com

You must enter a Building Name or Number, or both:*

Building Name:

Methven Castle

Building Number:

Address 1 (Street): *

Methven

Address 2:

Town/City: *

Perth

Country: *

UK

Postcode: *

PH1 3SU

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

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

Other Title:

First Name:

Last Name:

Company/Organisation: *

Telephone Number:

Extension Number:

Mobile Number:

Fax Number:

Email Address:

You must enter a Building Name or Number, or both:*

Building Name:

Viewlands House

Building Number:

25

Address 1 (Street): *

Viewlands Road

Address 2:

Town/City: *

Perth

Country: *

Perthshire

Postcode: *

PH1 1BL

Site Address Details

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

Address 1:

Viewlands House

Address 5:

Address 2:

25 Viewlands Road

Town/City/Settlement:

Perth

Address 3:

Post Code:

PH1 1BL

Address 4:

Please identify/describe the location of the site or sites.

Northing

723174

Easting

310237

Description of the Proposal

Please provide a description of the 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)

Alteration and extension to form additional accomodation and storage area

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) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are 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 of 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.

Appeal for refusal of planning consent for alterations and extension to Viewlands House, 25 Viewlands Road, Perth

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 now be considered in your review: * (Max 500 characters)

The above application was issued following the refusal of 10/00551/FLL. The new application was prepared and addresses the issues raised within the original application and shows that the original concerns raised by the conservation officer have been addressed.

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)

Architects survey and proposed drawings
Site Photographs
Architects letters dated the 23rd February 2012
Additional supporting information (19th April 2012)

Application Details

Please provide details of the application and decision.

What is the application reference number? *

12/00231/FLL

What date was the application submitted to the planning authority? *

13/02/12

Has a decision been made by the planning authority? *

☒ Yes ☐ No

What date was the decision issued by the planning authority? *

13/04/12

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: Alastair Mitchell

Declaration Date: 19/04/2012

Submission Date: 19/04/2012

MURDOCH CHARTERED ARCHITECTS

Methven Castle, Perth PH1 3SU

Phone & Fax: 01738 840016

Email: enquiries@methvencastle.com

www.methvencastle.com



The Environment Service
Planning & Regeneration
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Your Reference:

Our Reference: 645

Date: 19 April, 2012

Dear Sirs,

Proposed Alterations and Extension to Viewlands House, 25 Viewlands Road, Perth.

Planning Application Reference 10/00551/FLL registered on 28th April 2010

Brian Dunkin was the Planning Officer, Rachel Howarth was the Conservation Officer followed by John McCrone. After meetings, negotiation and the production of a number of different alternatives this application was eventually refused on 7th March 2011, 10 months after registration.

This application was appealed and refused by the Local Review Body (2 : 1). David Niven Planning Officer was in attendance at the LRB sit visit.

The ground for refusal was

"The proposed extension by reason of its scale, form, location and elevational design would be detrimental to the setting of the adjacent listed building. Approval would therefore be contrary to Policy 59 of the Perth Area Local Plan 1995 Incorporating Alteration No 1 Housing Land 2000"

A number of different revised proposals were then produced and a site meeting eventually held with Nick Brian and David Niven.

Planning Application Reference 12/00231/FLL registered on 13th February 2012

Christine Brian was the Planning Officer and Rachel Howarth was the Conservation Officer.

Our letter that accompanied this application, dated 20th February 2012 (copy attached), lays out the key elements of the application. We asked in separate correspondence that this application be determined as quickly as possible

This application was refused on 13th April 2012

The second application was only brought forward on the basis of the reason for the refusal for the first application. namely it was considered that *"The proposed extension by reason of its scale, form, location and elevational design would be detrimental to the setting of the adjacent listed building"*.

let-appeal2-19-04-12.doc

Principal: DAVID MACLEOD MURDOCH

B.Sc BArch (Hons) A.R.I.B.A., A.R.I.A.S.

Associate: ALASTAIR SUTHERLAND MITCHELL

B.Sc Hons. DipArch

Consultant: KENNETH LYLE STEWART MURDOCH

D.A.

The delegated report of this refusal states; *"It has been accepted by Conservation that, on balance, the proposed extension does not materially worsen the impact of the existing extensions on the historic core of the building. While perhaps not ideal in site development and design terms, no objection has been raised purely on the effect on the setting of the listed building"*

Our Client has therefore addressed the reason for refusal of the first planning application.

We have a not for profit Client who is prepared to invest, in what are dire economic times, which in turn will secure the long term financial viability of Abbeyfield Society (Perth) Ltd, secure existing jobs, provide new jobs, provide safety for existing residents with a new sprinkler system and support local consultants, contractors, sub contractors and suppliers.

The inaugural Perth & Kinross Council Business Week is scheduled for June this year. In the promotion of this event it states that it has been specifically designed to assist, encourage and inspire businesses to grow.

We Appeal to you to support this planning application to support existing employment and existing business, not necessarily to grow but simply to survive.

Yours faithfully,



David MacLeod Murdoch
For Murdoch Chartered Architects
Direct e-mail – enquiries@methvencastle.com

MURDOCH CHARTERED ARCHITECTS

Methven Castle, Perth PH1 3SU

Phone & Fax: 01738 840016

Email: enquiries@methvencastle.com

www.methvencastle.com



The Environment Service
Planning & Regeneration
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Your Reference:

Our Reference: 645

Date: 20 February 2012

Dear Sirs

**Alterations and Extension to Viewlands House, 25 Viewlands Road, Perth. PH1 1BL
Reference 12/00231/FLL & 12/00232/LBC**

Despite being unable to achieve a position of agreement with Perth & Kinross Council Planning Department as part of a pre-planning consultation prior to the submission of the above applications, it was decided that these applications should be submitted in the hope that agreement can still be reached. In support of the above applications we make the following observations;

The Abbeyfield Perth Society is a registered Scottish Charity providing both residential and nursing care at Viewlands House for 32 residents. In 2008 another property owned and run by the Abbeyfield, the Rio on Dundee Road, was sold to Perth & Kinross Council.

In Perth & Kinross the proportion of people over 65 is currently 19.4%, some 2.8% higher than the national average.

This is anticipated to increase by 35.7% by 2020 and with an ageing population in 2030 to be 66% above current levels.

Additional accommodation for an increasingly elderly population, especially where this is provided by a not for profit private provider, should be supported.

There is a business argument to support this application as current staffing levels required mean that there are operational losses to run the accommodation for 32 residents. These proposals would allow significant improvement in the efficient use of staff with accommodation for 42 residents.

The Fatal Accident Inquiry held after the deaths of 14 residents at Rosepark Home, Uddingston requires all new residential homes for the elderly to have a sprinkler system. As Viewlands Houses already exists The Abbeyfield Perth Society Ltd are not required by law to provide a sprinkler system. However, the Management Committee have decided that it would be morally right to install a sprinkler system. However to be able to carry out the installation, the existing residents will need to be vacated. The new accommodation will provide space to house existing residents while the sprinkler system is installed. Otherwise it would not be realistic or economic to relocate existing frail and elderly residents to alternative locations while this work was being undertaken.

let-la-20-02-12

Principal: DAVID MACLEOD MURDOCH

B.Sc BArch (Hons) A.R.I.B.A., A.R.I.A.S.

Associate: ALASTAIR SUTHERLAND MITCHELL

B.Sc Hons. DipArch

Consultant: KENNETH LYLE STEWART MURDOCH

D.A.

In an ideal world the extensions added to Viewlands House in the 1960's and in the 1990's would not have been constructed and the existing listed building conserved. However, the applicant has to make the best of what exists to ensure the long term viability of The Abbeyfield Society Perth Ltd, while continuing to protect the existing listed building, which has already been significantly compromised.

The massing of the proposed extension is similar to the massing of the existing garage being only marginally higher, while the extension to the gable end has similar massing to what exists.

Neither extension affects the residential amenity of neighbours.

There is no significant loss of useable garden ground enjoyed for the amenity of the residents.

The local economy needs applications such as this to be approved so that consultants, contractors, sub contractors and suppliers all benefit.

The previous planning application was refused on the grounds that the scale, form, location and elevational design of the proposed extension would be detrimental to the setting of the adjacent listed building.

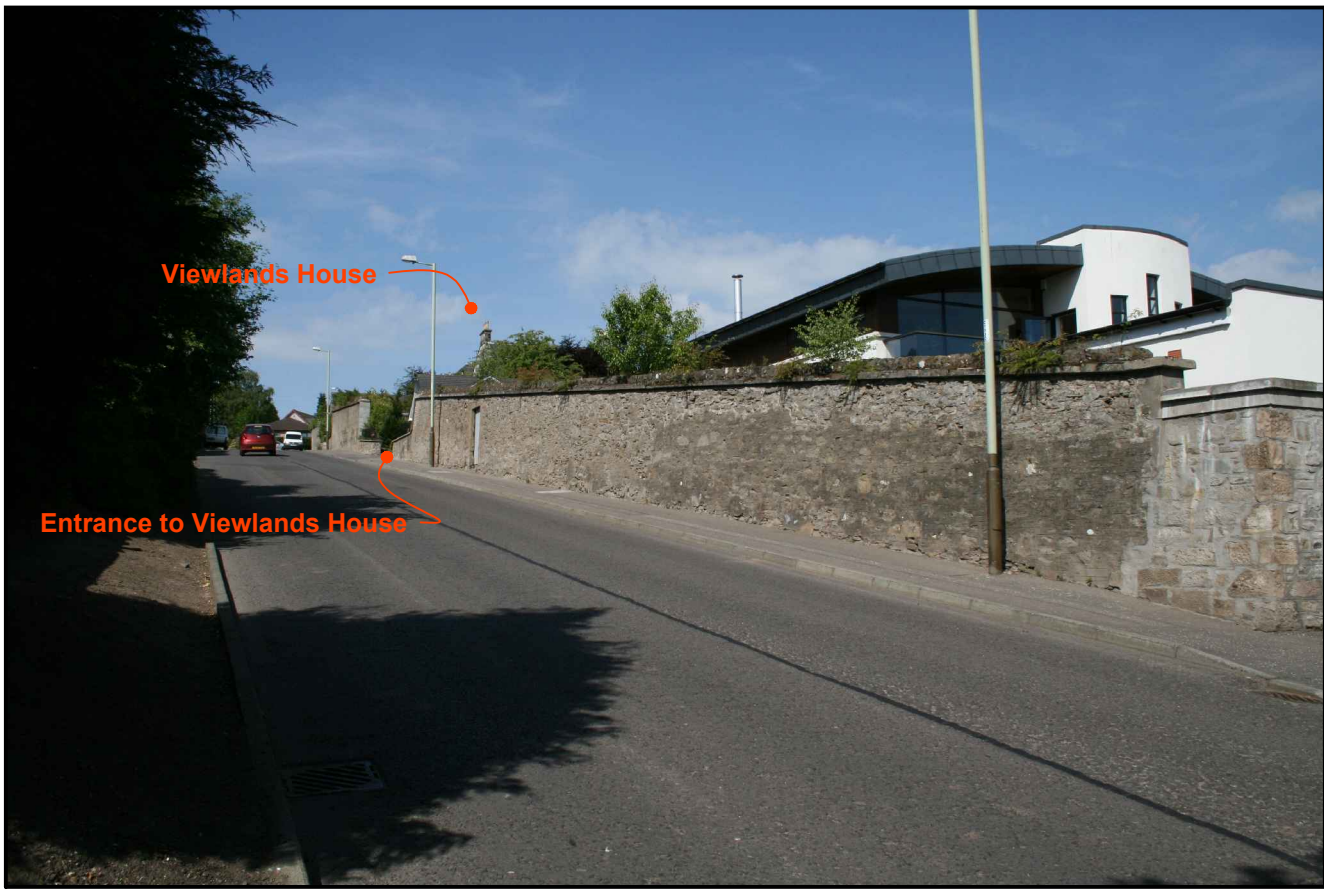
This application has reduced the proposed extension from three stories to two stories and the Planning Officer has acknowledged that *"it is generally accepted that the reduction in the scale of the proposals will reduce the impact on the setting of the main principle elevation of the Listed Building"*

That being the case, if this was the ground for refusal previously, we commend this application to you for approval.

Yours faithfully,


David MacLeod Murdoch
For Murdoch Chartered Architects
Direct e-mail – enquiries@methvencastle.com

cc. Abbeyfield Society Perth Ltd



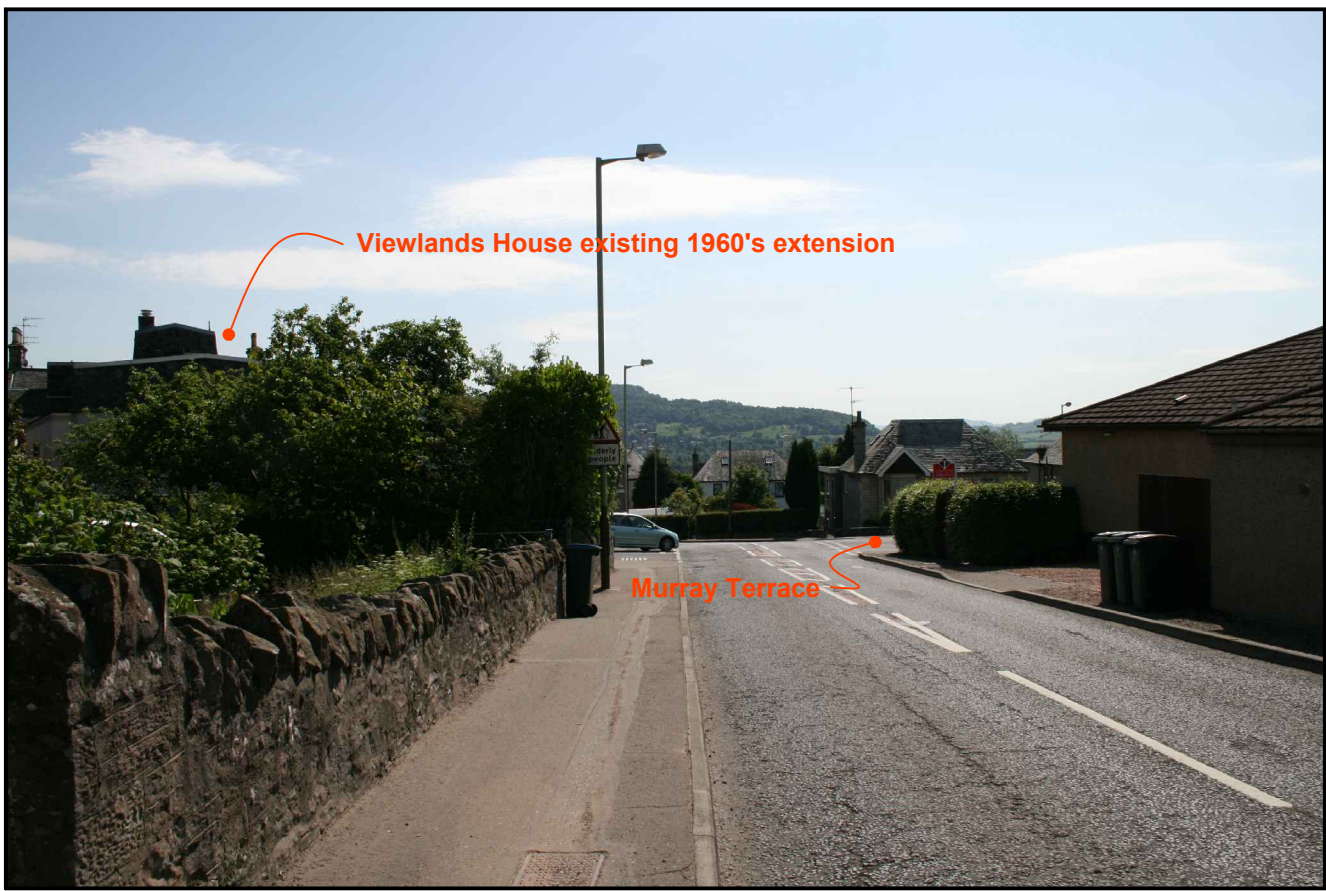
View West along Viewlands Road towards Viewlands House



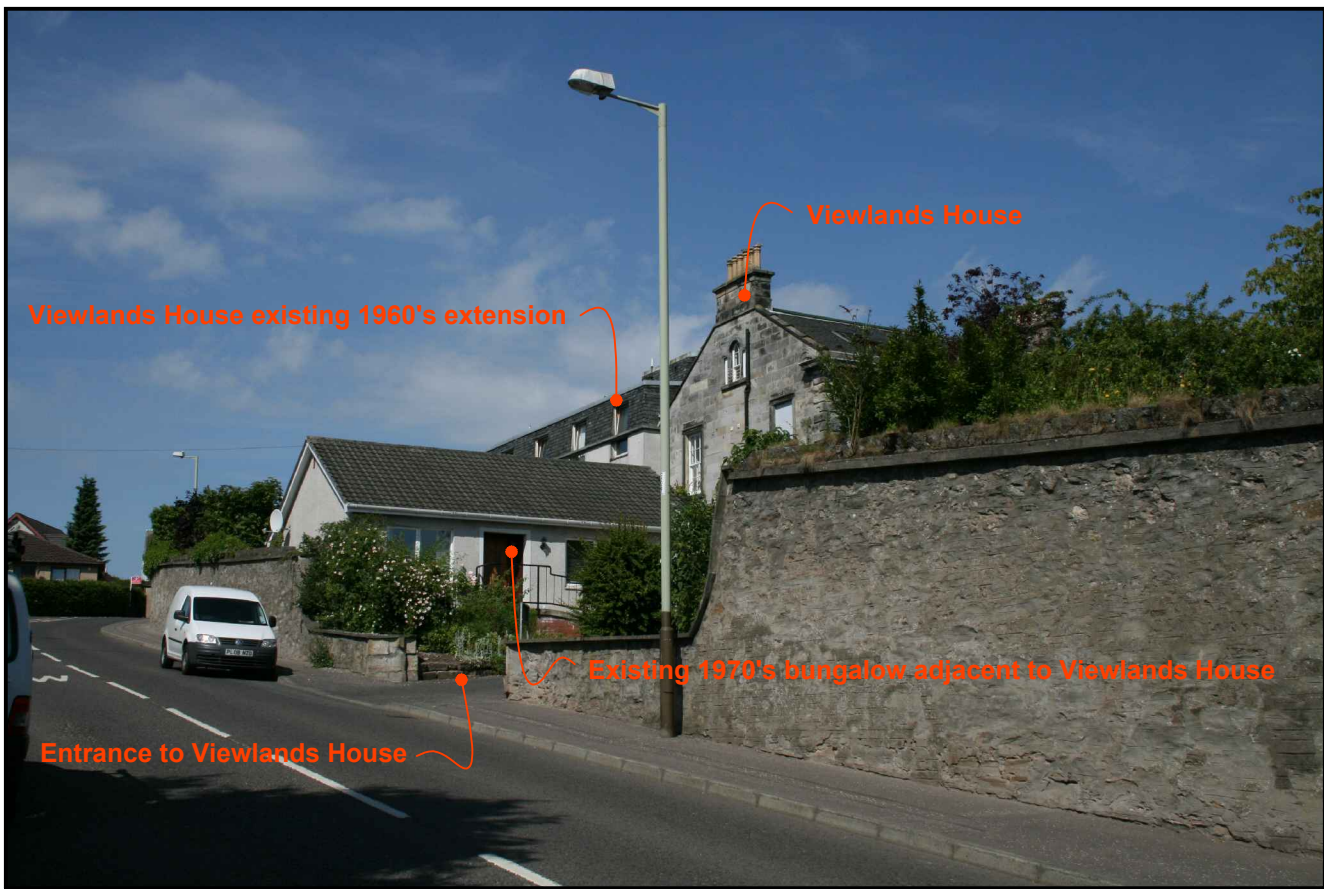
View West along Viewlands Road towards Viewlands House



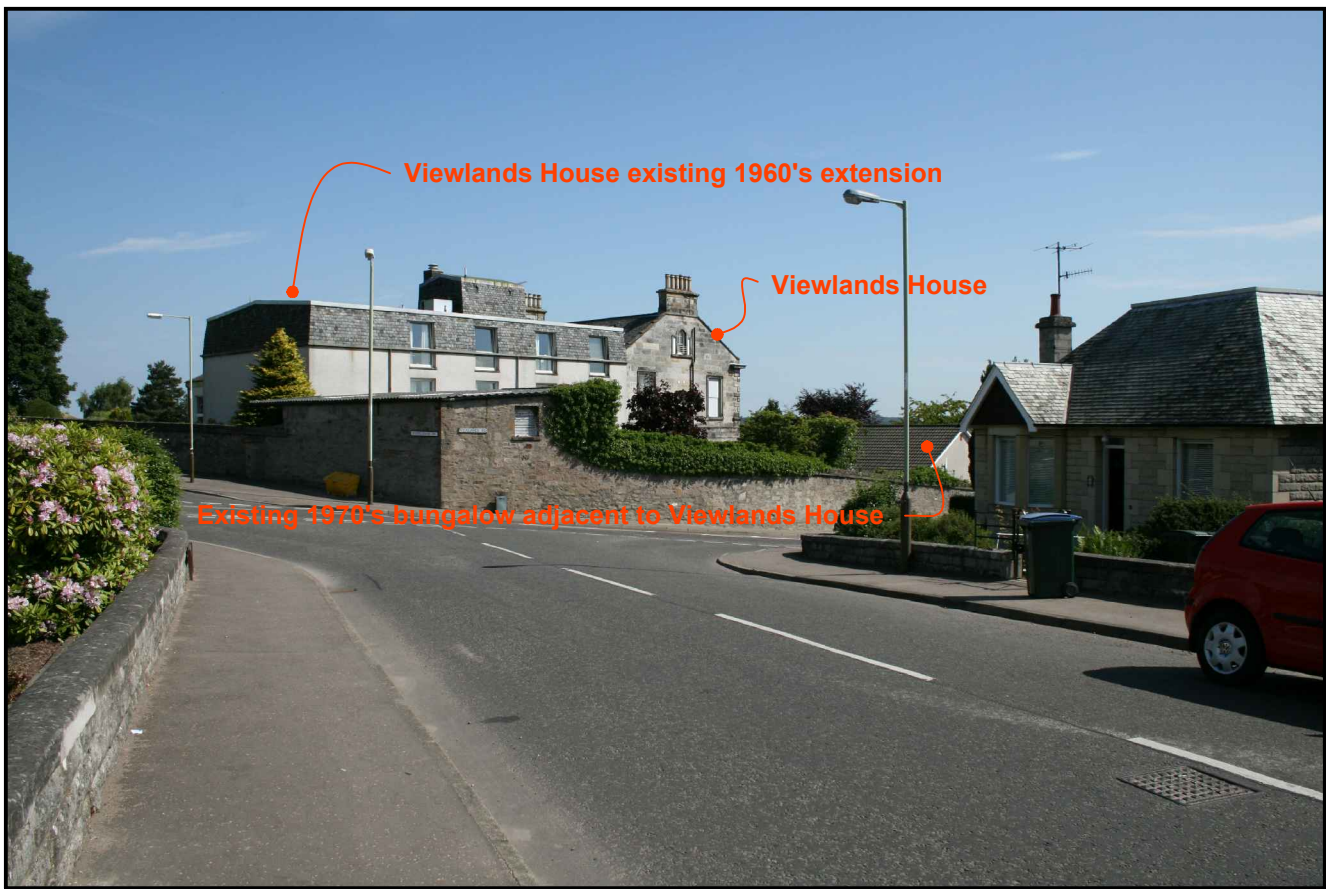
View East along Viewlands Road towards Viewlands House



View East along Viewlands Road towards Viewlands House



View adjacent to entrance to Viewlands House



View North along Murray Terrace

Photographs tabled at meeting held on the 23rd June 2010

MURDOCH CHARTERED ARCHITECTS

Methven Castle, Perth PH1 3SU

Phone & Fax: 01738 840016

Email: enquiries@methvencastle.com

www.methvencastle.com



The Environment Service
Planning & Regeneration
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Your Reference:

Our Reference: 645

Date: 23 February, 2012

REC'D
27 FEB 2012

Dear Sirs

Alterations and Extension to Viewlands House, 25 Viewlands Road, Perth. PH1 1BL Reference 12/00231/FLL & 12/00232/LBC

Despite being unable to achieve a position of agreement with Perth & Kinross Council Planning Department as part of a pre-planning consultation prior to the submission of the above applications, it was decided that these applications should be submitted in the hope that agreement can still be reached. In support of the above applications we make the following observations;

The Abbeyfield Perth Society is a registered Scottish Charity providing both residential and nursing care at Viewlands House for 32 residents. In 2008 another property owned and run by the Abbeyfield, the Rio on Dundee Road, was sold to Perth & Kinross Council.

In Perth & Kinross the proportion of people over 65 is currently 19.4%, some 2.8% higher than the national average.

This is anticipated to increase by 35.7% by 2020 and with an ageing population in 2030 to be 66% above current levels.

Additional accommodation for an increasingly elderly population, especially where this is provided by a not for profit private provider, should be supported.

There is a business argument to support this application as current staffing levels required mean that there are operational losses to run the accommodation for 32 residents. These proposals would allow significant improvement in the efficient use of staff with accommodation for 42 residents.

The Fatal Accident Inquiry held after the deaths of 14 residents at Rosepark Home, Uddingston requires all new residential homes for the elderly to have a sprinkler system. As Viewlands Houses already exists The Abbeyfield Perth Society Ltd are not required by law to provide a sprinkler system. However, the Management Committee have decided that it would be morally right to install a sprinkler system. However to be able to carry out the installation, the existing residents will need to be vacated. The new accommodation will provide space to house existing residents while the sprinkler system is installed. Otherwise it would not be realistic or economic to relocate existing frail and elderly residents to alternative locations while this work was being undertaken.

In an ideal world the extensions added to Viewlands House in the 1960's and in the 1990's would not have been constructed and the existing listed building conserved. However, the applicant has to make the best of what exists to ensure the long term viability of The Abbeyfield Society Perth Ltd, while continuing to protect the existing listed building, which has already been significantly compromised.

The massing of the proposed extension is similar to the massing of the existing garage being only marginally higher, while the extension to the gable end has similar massing to what exists.

Neither extension affects the residential amenity of neighbours.

There is no significant loss of useable garden ground enjoyed for the amenity of the residents.

The local economy needs applications such as this to be approved so that consultants, contractors, sub contractors and suppliers all benefit.

The previous planning application was refused on the grounds that the scale, form, location and elevational design of the proposed extension would be detrimental to the setting of the adjacent listed building.

This application has reduced the proposed extension from three stories to two stories and the Planning Officer has acknowledged that *"it is generally accepted that the reduction in the scale of the proposals will reduce the impact on the setting of the main principle elevation of the Listed Building"*

That being the case, if this was the ground for refusal previously, we commend this application to you for approval.

Yours faithfully,

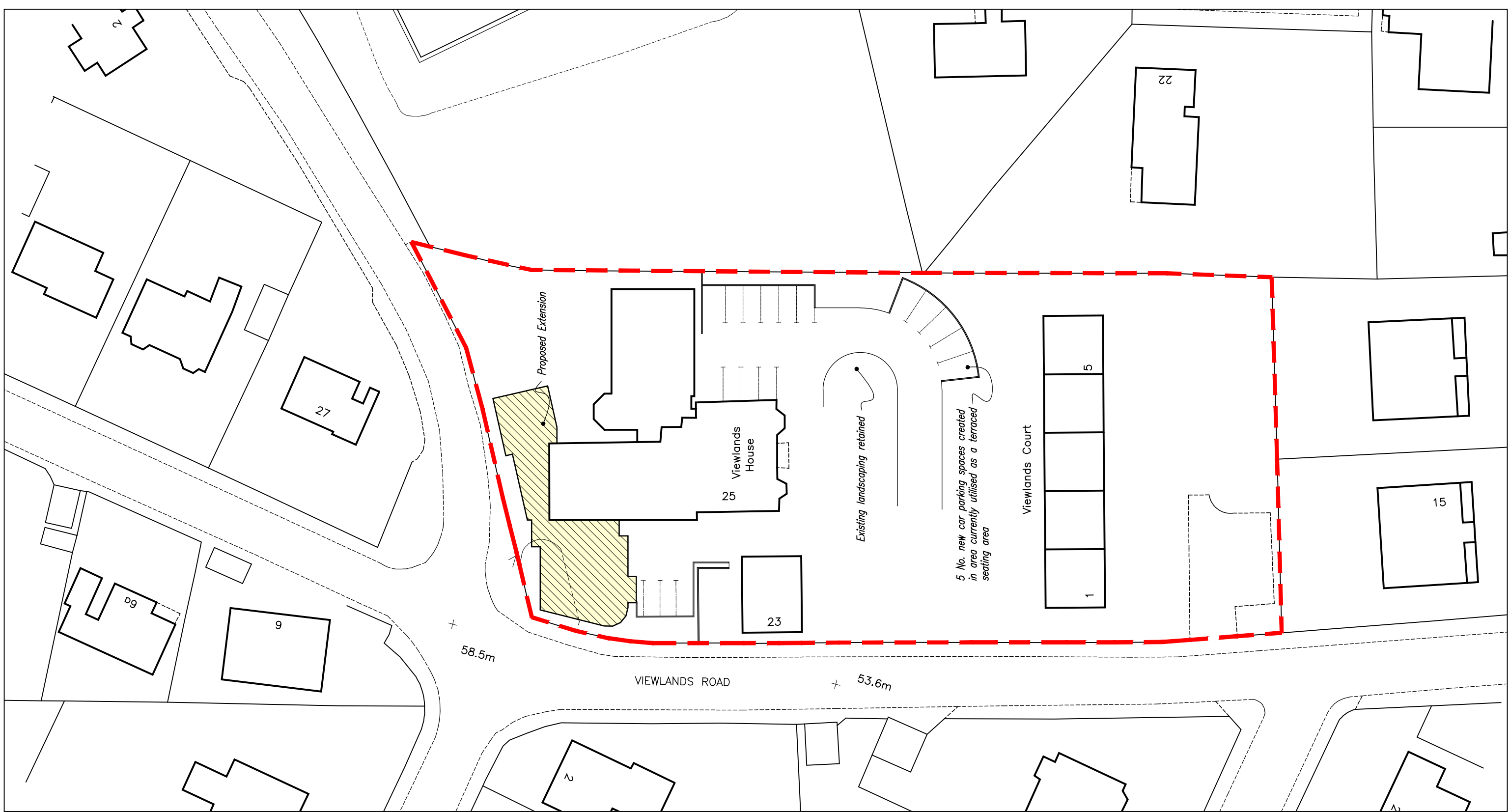


David MacLeod Murdoch

For Murdoch Chartered Architects

Direct e-mail – enquiries@methvencastle.com

cc. Abbeyfield Society Perth Ltd



Proposed Site Plan
Scale 1:500

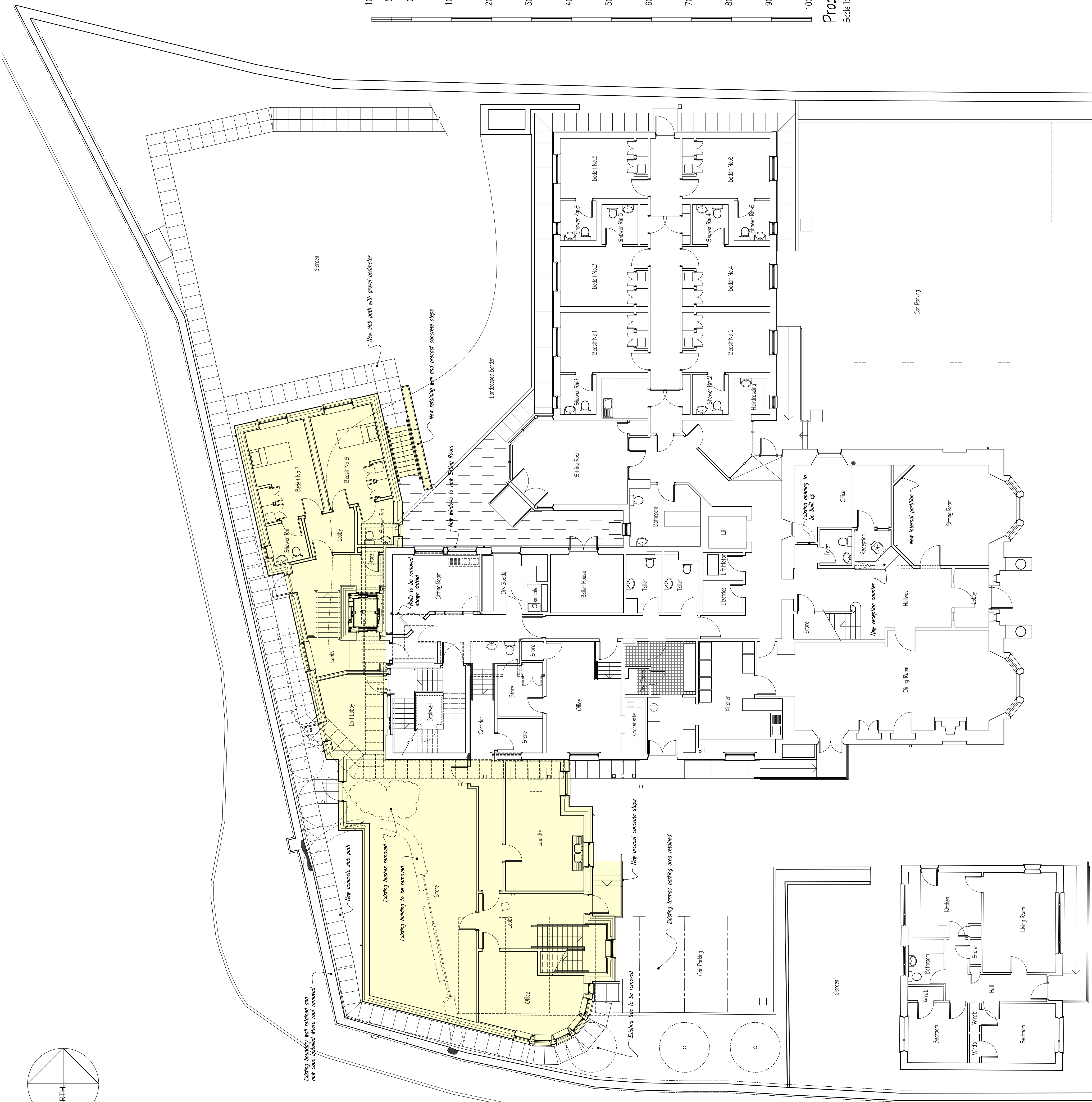
This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

Drawing title	File Name	Planning 2012
Proposed Ground Floor Plan	Drawn	ASM
Scale	1:100	Date
		FEB 2012

MURDOCH
METHVEN CASTLE, PERTH PH1 3SU
Tel: / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

645
PL/50

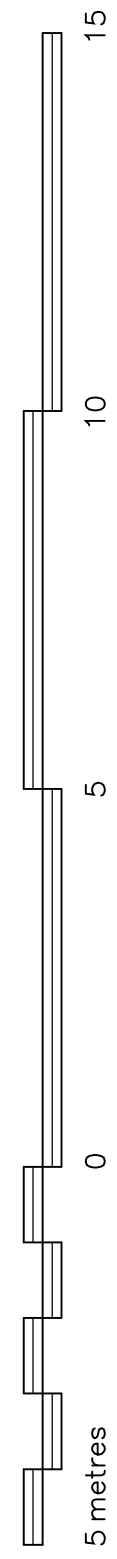


Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan

Scale 1:100



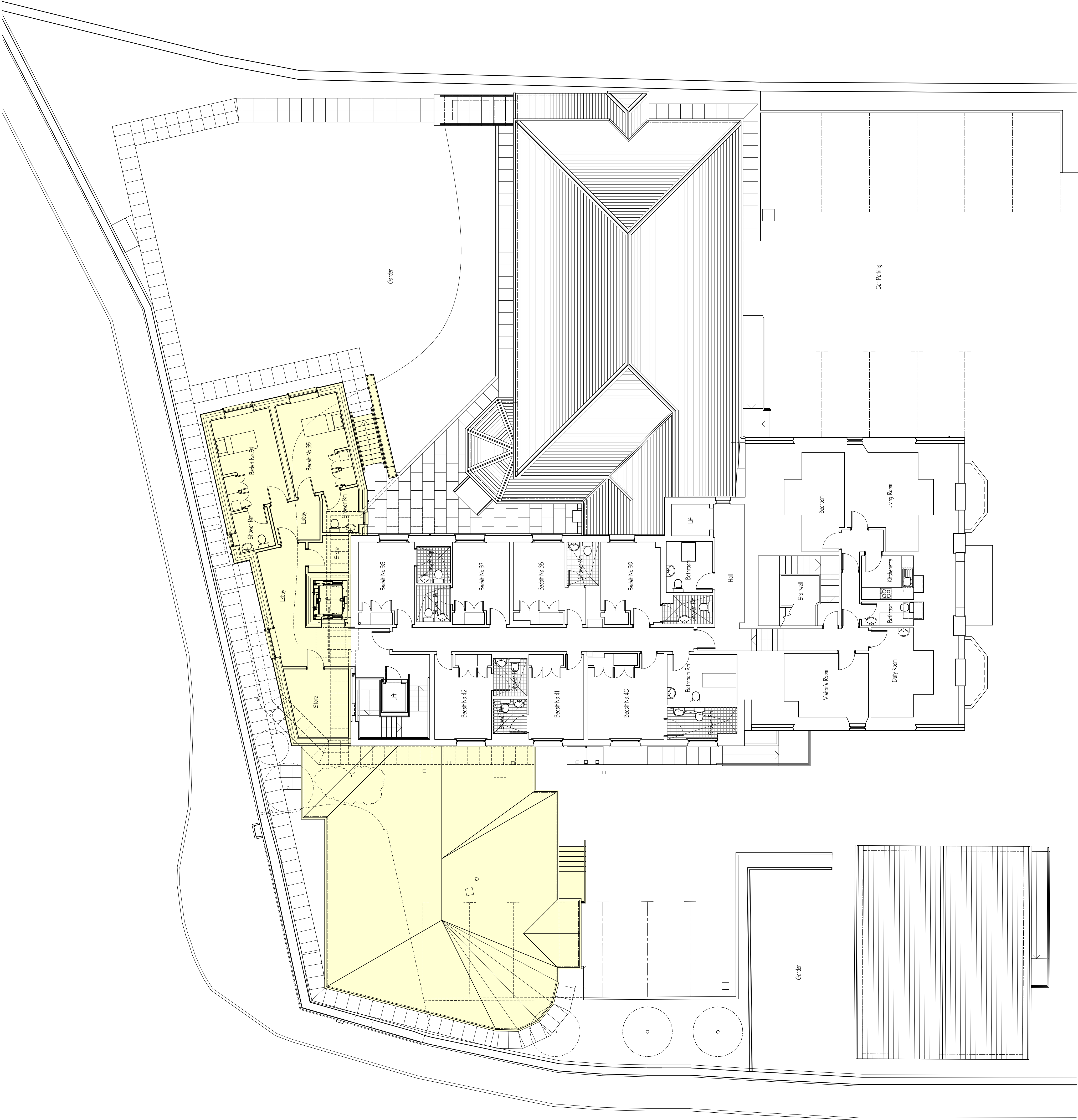
This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

Job title	
Proposed Alteration and Extension to Abbeyfield House, Viewlands Road, Perth, for Abbeyfield Society Perth Limited	

Drawing title	File Name	Planning 2012
Proposed First Floor Plan		
Scale	1:100	Drawn
	ASM	Date
		FEB 2012

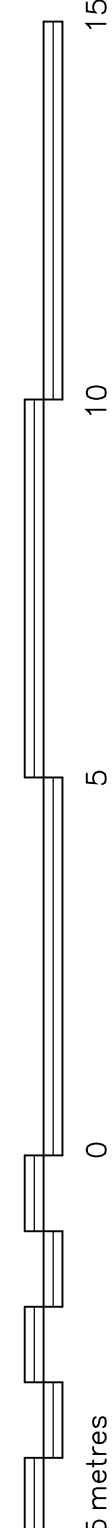
MURDOCH
METHVEN CASTLE, PERTH PH1 3SU
Tel / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

645 PL/51	
--------------	--



Proposed Second Floor Plan

Scale 1:100



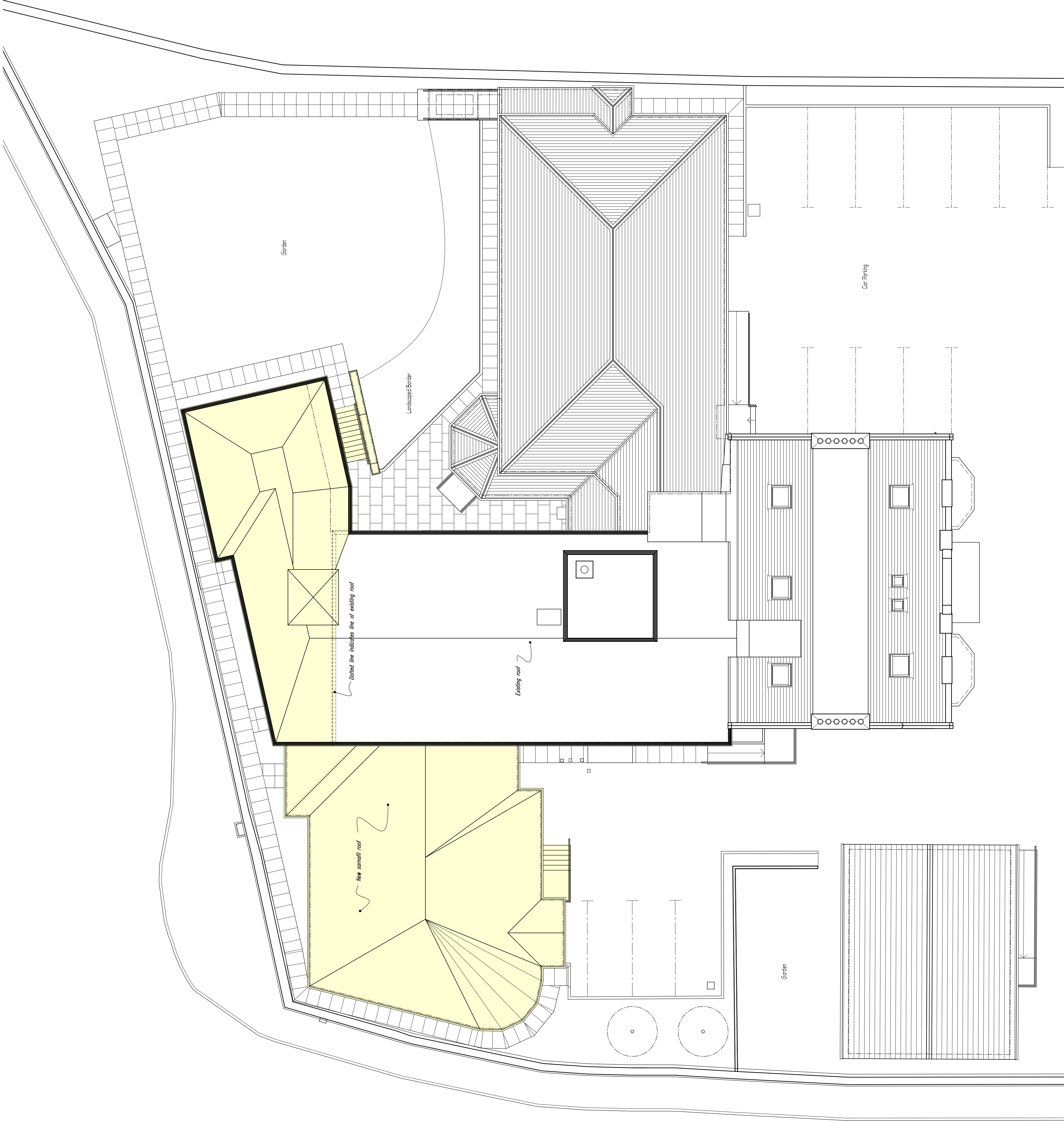
This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

Drawing title	File Name	Planning 2012
Proposed Second Floor Plan		
Scale	1:100	Drawn
	ASM	Date
		FEB 2012

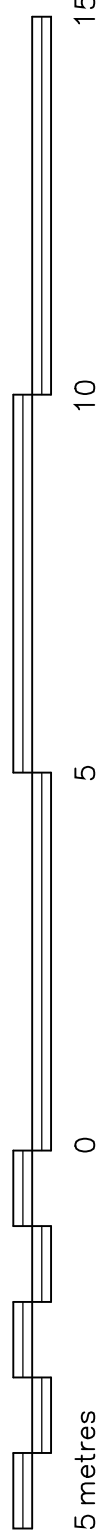
MURDOCH
METHVEN CASTLE, PERTH PH1 3SU
Tele / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

645
PL/52



Proposed Roof Plan

Scale 1:100



This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

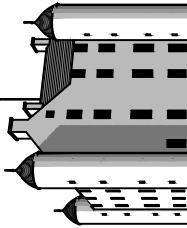
Drawing title
Proposed Roof Plan

File Name
Planning 2012

Scale	1:100	Drawn	ASM	Date	FEB 2012
-------	-------	-------	-----	------	----------

MURDOCH *Chartered Architects*
METHVEN CASTLE, PERTH PH1 3SU
Tele / Fax: 007380 840016 E-mail: enquiries@methvencastle.com

**645
PL/57**





Proposed East Elevation
Scale 1:100



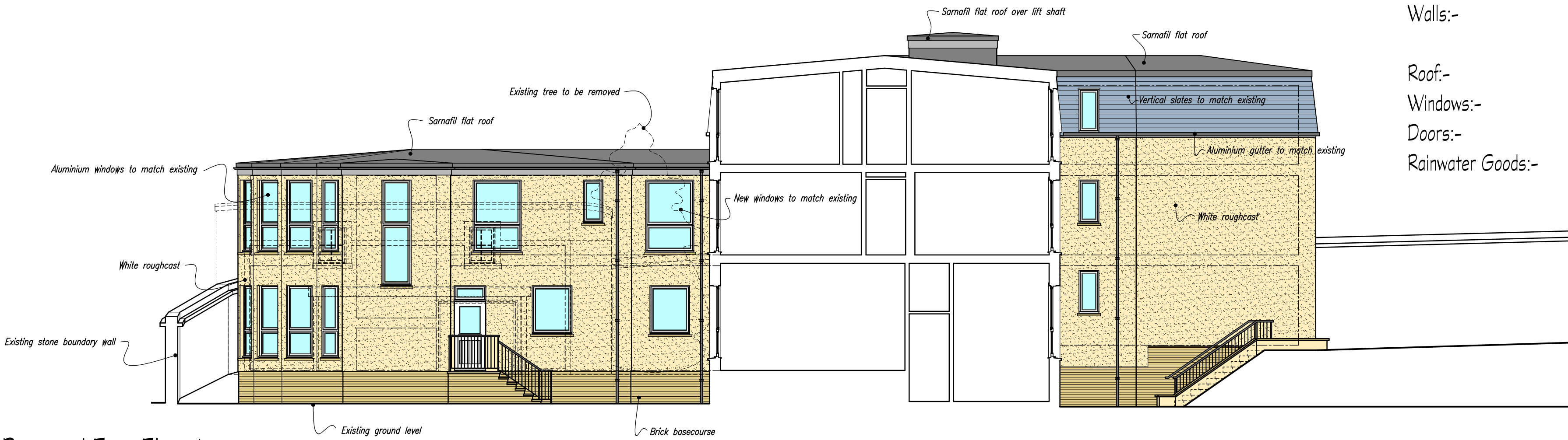
Proposed South Elevation
Scale 1:100



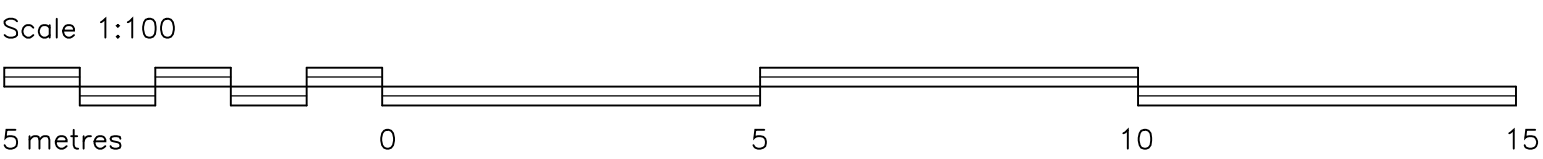
Proposed South Elevation from Viewlands Road
Scale 1:100

Material Specification

- | | |
|-------------------|--|
| Basecourse:- | Brick basecourse |
| Walls:- | White wet dash render and
Vertical slates to match existing |
| Roof:- | Grey Sarnafil single ply membrane roof |
| Windows:- | Aluminium windows pre-finished white |
| Doors:- | Steel doors pre-finished white |
| Rainwater Goods:- | Gutters and downpipes finished black |

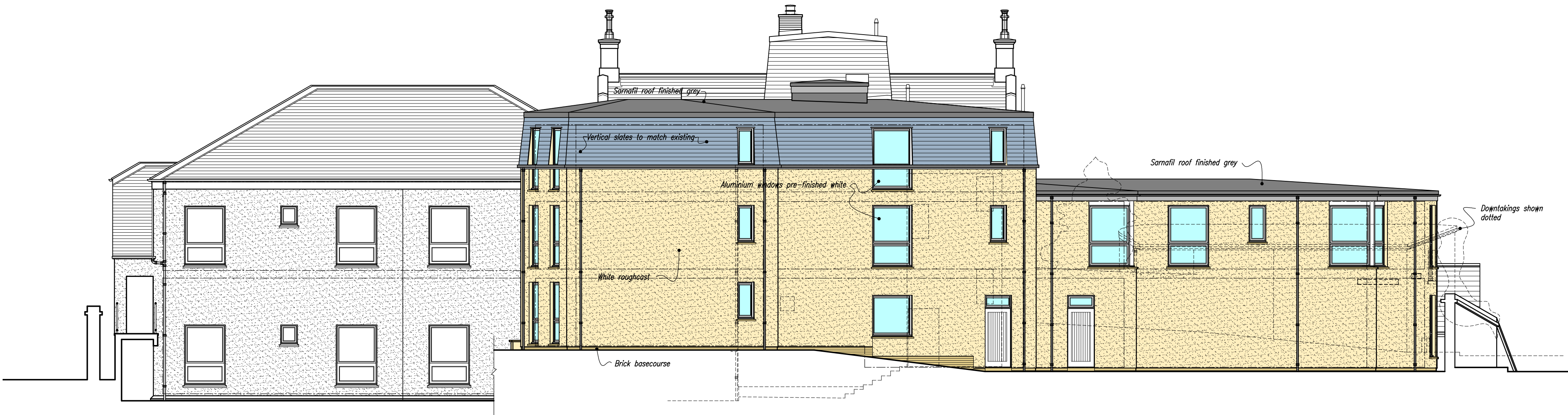


Proposed East Elevation
Scale 1:100

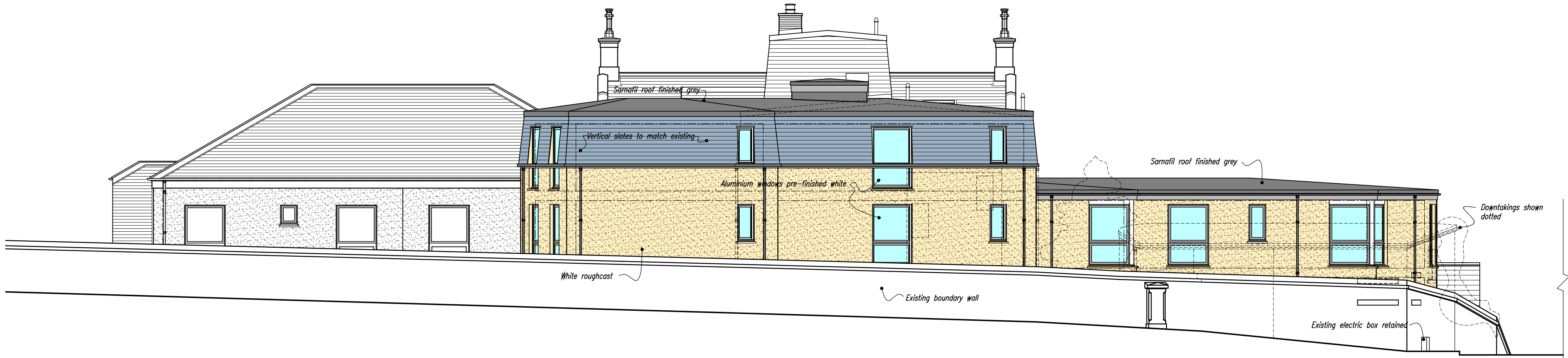


This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

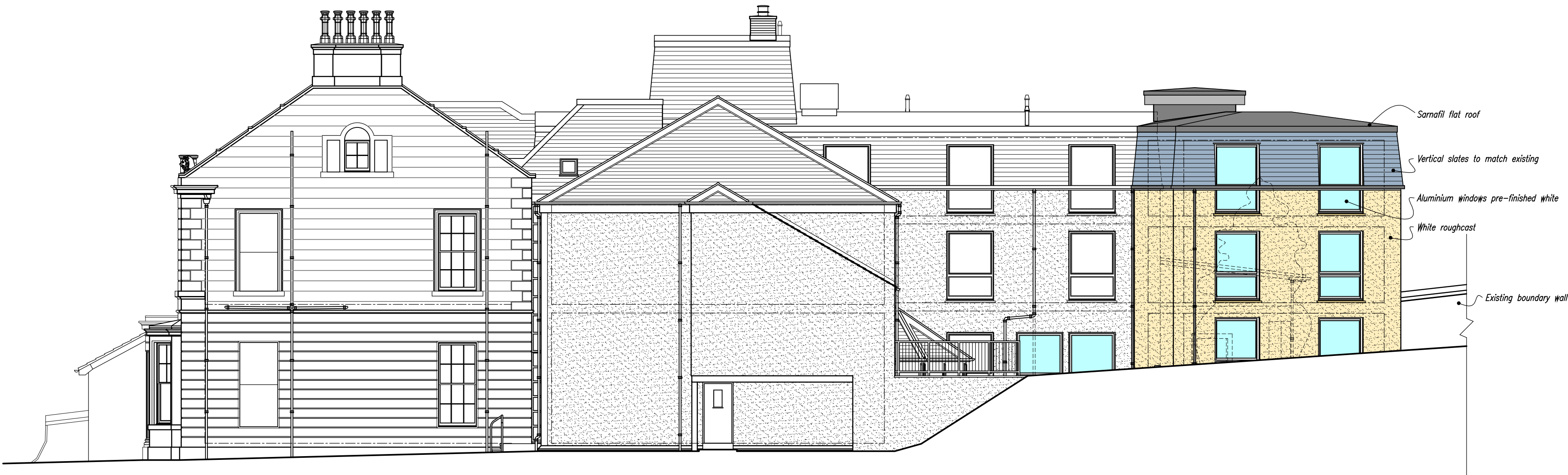
Job title		
Proposed Alteration and Extension to Abbeyfield House, Viewlands Road, Perth, for Abbeyfield Society Perth Limited		
Drawing title		
File Name Planning 2012		
Proposed Elevations		
Scale	1:100	Drawn ASM
		Date FEB 2012
MURDOCH <i>Chartered Architects</i> METHVEN CASTLE, PERTH PH1 3SU Tele / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com		
645 PL/53		



Proposed West Elevation
Scale 1:100



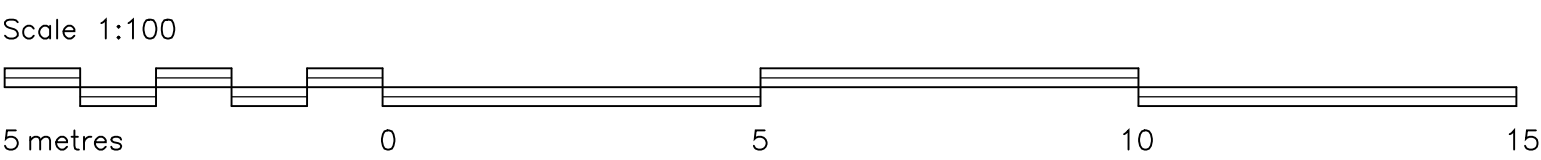
Proposed West Elevation from Atholl Bank Drive
Scale 1:100



Proposed North Elevation
Scale 1:100



Proposed Sectional North Elevation
Scale 1:100



Material Specification

Basecourse:-	Brick basecourse
Walls:-	White wet dash render and Vertical slates to match existing
Roof:-	Grey Sarnafil single ply membrane roof
Windows:-	Aluminium windows pre-finished white
Doors:-	Steel doors pre-finished white
Rainwater Goods:-	Gutters and downpipes finished black

This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

Job title

**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

Drawing title

Proposed Elevations

File Name

Planning 2012

Scale

1:100

Drawn

ASM

Date

FEB 2012

MURDOCH
METHVEN CASTLE, PERTH PH1 3SU
Tele / Fax: (01738) 849016 E-mail: enquiries@methvencastle.com

Chartered Architects

645
PL/54



Proposed East Elevation
Scale 1:100



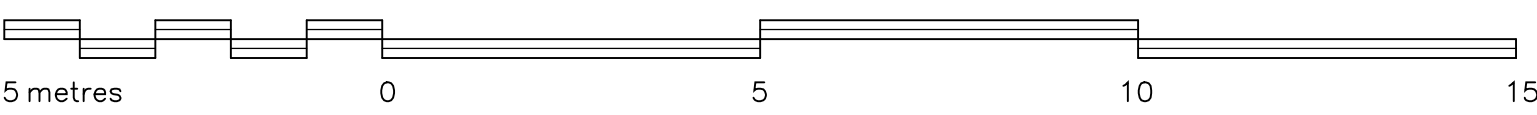
Proposed South Elevation
Scale 1:100



Proposed South Elevation from Viewlands Road
Scale 1:100



Proposed Sectional East Elevation
Scale 1:100



A1 Original

Material Specification

- Basecourse:- Brick basecourse
- Walls:- White wet dash render and Vertical slates to match existing
- Roof:- Grey Sarnafil single ply membrane roof
- Windows:- Aluminium windows pre-finished white
- Doors:- Steel doors pre-finished white
- Rainwater Goods:- Gutters and downpipes finished black

This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

Job title

**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

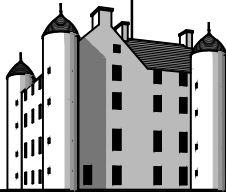
Drawing title File Name Planning 2012

Presentation Elevations

Scale 1:100 Drawn ASM Date FEB 2012

MURDOCH Chartered Architects
METHVEN CASTLE, PERTH PH1 3SU
Tele / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

645
PL/55





Proposed West Elevation
Scale 1:100



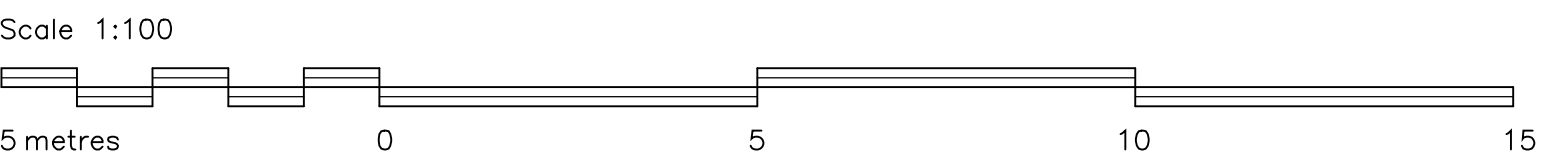
Proposed West Elevation from Atholl Bank Drive
Scale 1:100



Proposed North Elevation
Scale 1:100



Proposed Sectional North Elevation
Scale 1:100



Material Specification

- Basecourse:- Brick basecourse
- Walls:- White wet dash render and Vertical slates to match existing
- Roof:- Grey Sarnafil single ply membrane roof
- Windows:- Aluminium windows pre-finished white
- Doors:- Steel doors pre-finished white
- Rainwater Goods:- Gutters and downpipes finished black

This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

Job title

**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

Drawing title

Proposed Elevations

Scale

1:100

Drawn

ASM

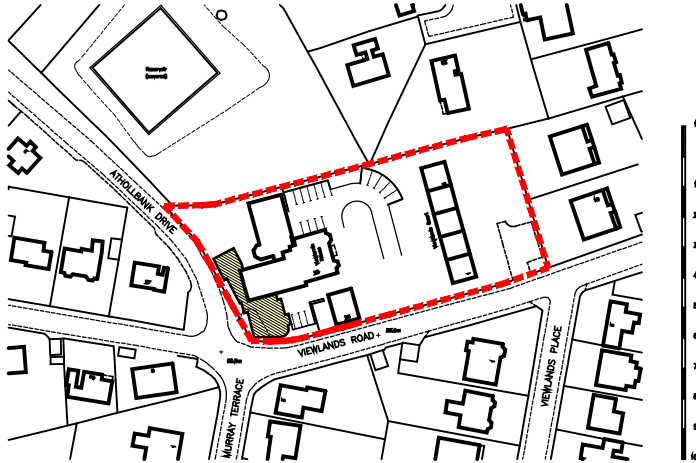
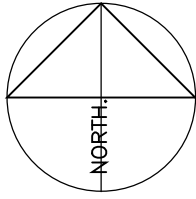
Date

FEB 2012

MURDOCH
METHVEN CASTLE, PERTH PH1 3SU

Chartered Architects
Tele / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

645
PL/56



Location Plan

Scale 1:2,500

A4 Original

No dimension to be scaled

All sizes to be site verified

This drawing is copyright

Job title

**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road, for
Abbeyfield Society Perth Limited**

Drawing title

Location Plan

Scale

1:2500

Drawn

ASM

Date

FEB 2012

File Name

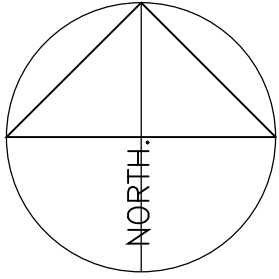
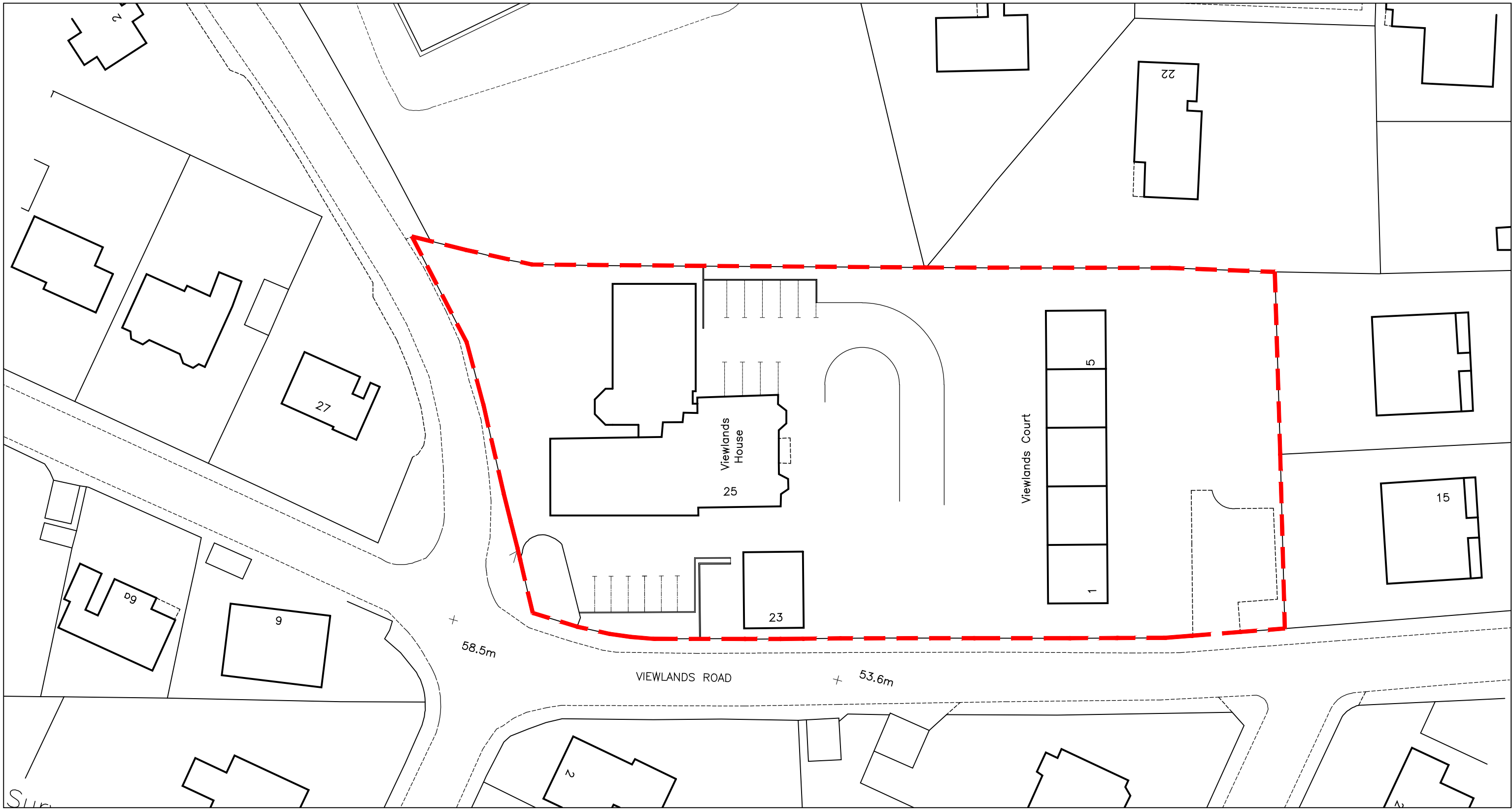
Planning 2012

MURDOCH *Chartered Architects*
METHVEN CASTLE, PERTH PH1 3SU

Tele / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

**645
PL/58**





This drawing is copyright. All sizes to be site verified. No dimension to be applied.

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

Drawing title
Survey Ground Floor Plan

File Name
Survey

Scale
1:100

Drawn
ASM

Date
MAR 2010

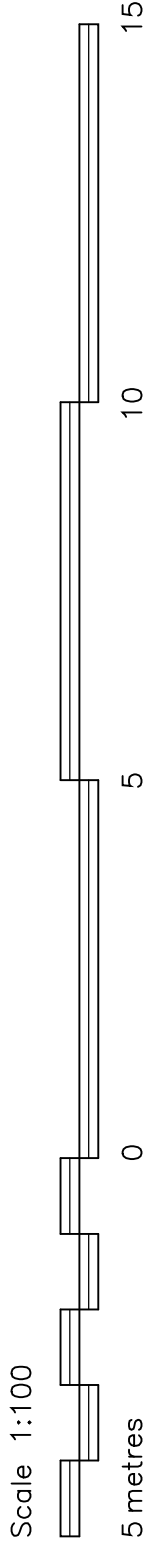
MURDOCH *Chartered Architects*
METHVEN CASTLE, PERTH PH1 3SU
Tel: / Fax: (01738) 840016 E-mail: enquiries@perthvengale.com

645
S/10



Survey Ground Floor Plan

Scale 1:100

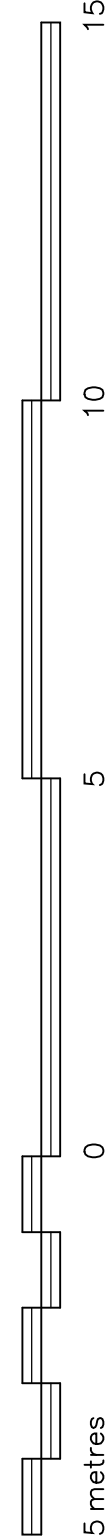


A1 Original



Survey First Floor Plan

Scale 1:100



This drawing is copyright. All sizes to be site verified. No dimension to be scaled

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

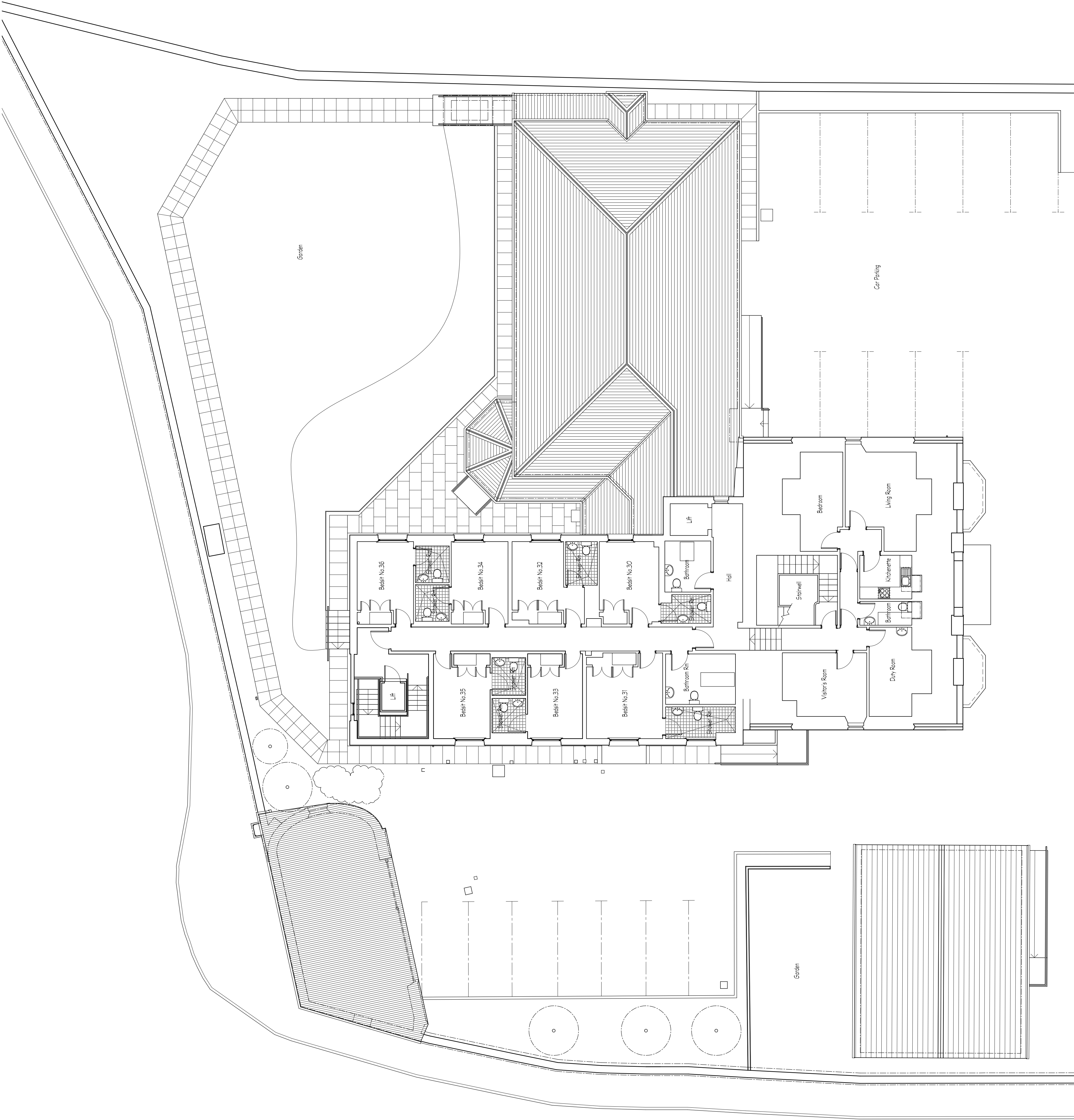
Drawing title
Survey First Floor Plan

File Name
Survey

Scale	1:100	Drawn	ASM	Date	MAR 2010
-------	-------	-------	-----	------	----------

MURDOCH *Chartered Architects*
METHVEN CASTLE, PERTH PH1 3SU
Tele / Fax: (01738) 840016 E-mail: enquiries@methveycastle.com

645
S/H



Survey Second Floor Plan

Scale 1:100

This drawing is copyright. All sizes to be site verified. No dimension to be scaled

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

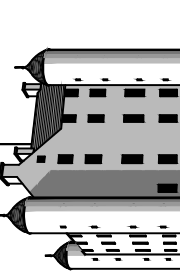
Drawing title
Survey Second Floor Plan

File Name
Survey

Scale	Drawn	ASM	Date	MAR 2010
-------	-------	-----	------	----------

MURDOCH Chartered Architects
METHVEN CASTLE, PERTH PH1 3SU
Tele / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

**645
S/12**





Survey East Elevation
Scale 1:100



South Elevation of Rear Extension



South Elevation of Rear Extension & Existing House



South Elevation from Murray Terrace



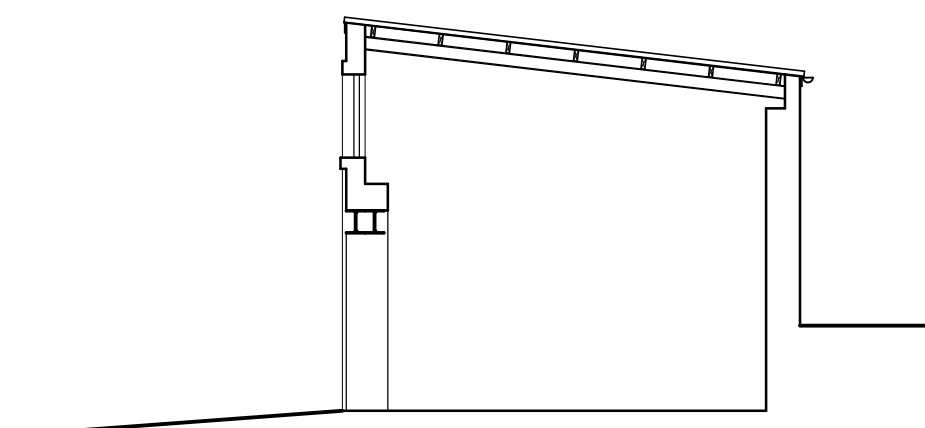
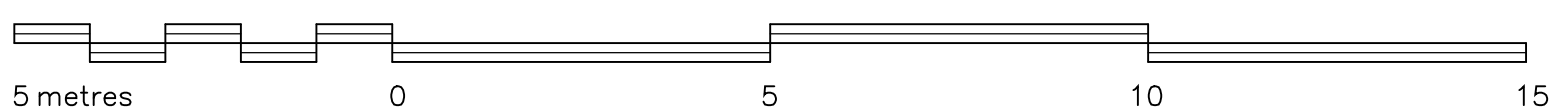
Survey South Elevation
Scale 1:100



Survey South Elevation from Viewlands Road
Scale 1:100



Survey East Elevation of Existing Outbuilding
Scale 1:100



Survey Section through Existing Outbuilding
Scale 1:100

This drawing is copyright. All sizes to be site verified. No dimension to be scaled

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

Drawing title File Name Survey

Survey Elevations

Scale 1:100 Drawn ASM Date MAR 2010

MURDOCH *Chartered Architects*
METHVEN CASTLE, PERTH PH1 3SU
Tele / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

645
S/13

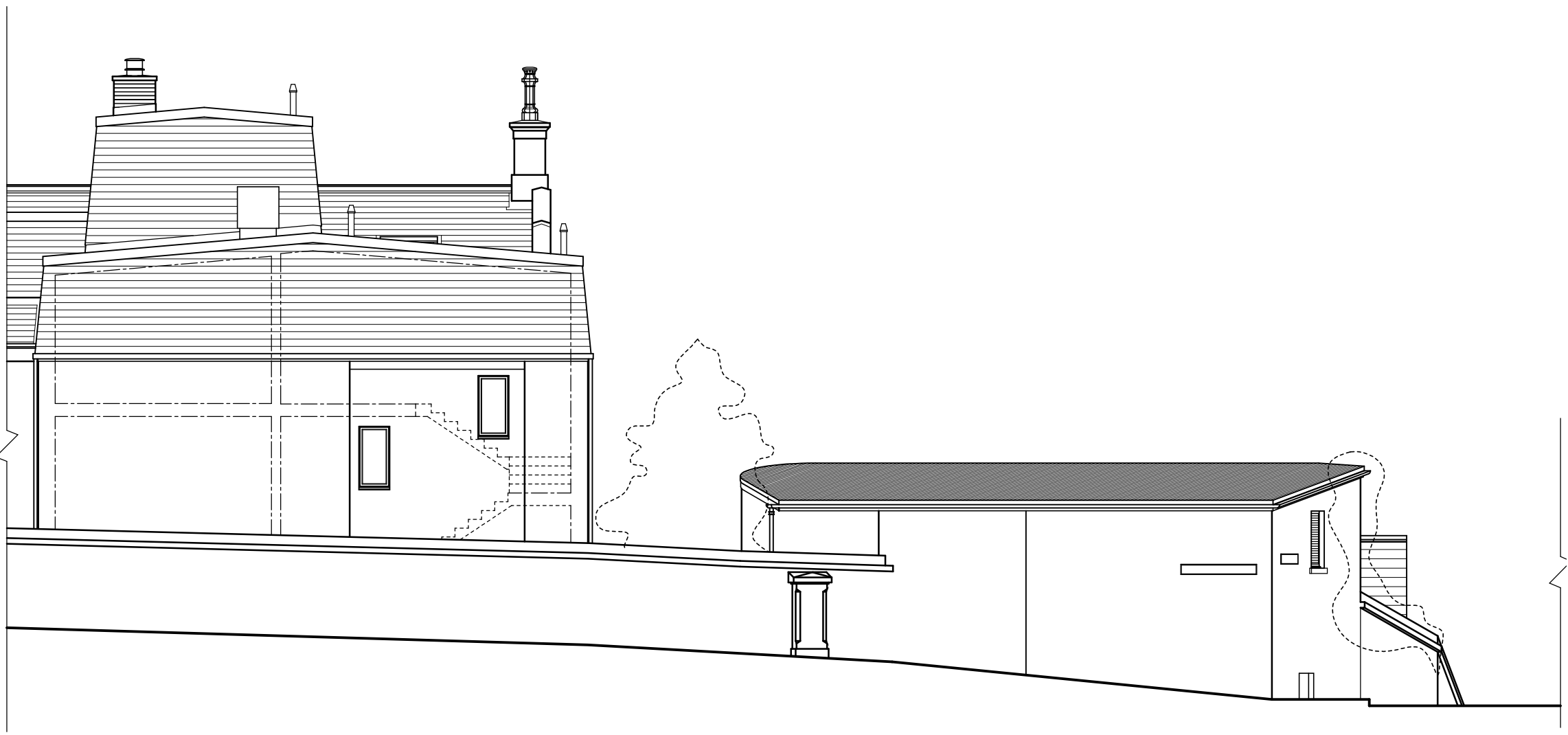




Survey West Elevation
Scale 1:100



Viewlands House viewed from Murray Terrace



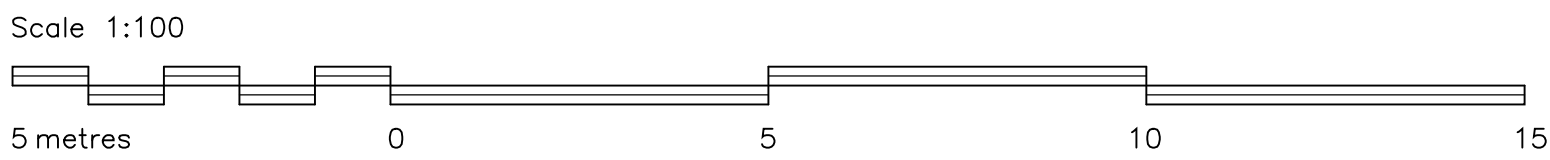
Survey West Elevation from Atholl Bank Drive
Scale 1:100



Survey North Elevation
Scale 1:100



Survey Sectional North Elevation
Scale 1:100



North West view of rear of Existing Building



North West view of rear of Existing Building

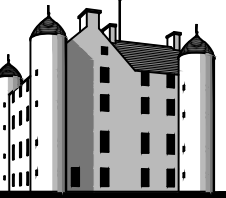
This drawing is copyright. All sizes to be site verified. No dimension to be scaled.

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

Drawing title
Survey Elevations
Scale **1:100** Drawn **ASM** Date **MAR 2010**

MURDOCH Chartered Architects
METHVEN CASTLE, PERTH PH1 3SU
Tele / Fax: (01738) 840016 E-mail: enquiries@methvencastle.com

645
S/14



TCP/11/16(181)

Planning Application 12/00231/FLL - Alterations and extension to form additional accommodation at Viewlands House, 25 Viewlands Road, Perth, PH1 1BL

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Abbeyfield Perth Society Ltd
c/o Murdoch Chartered Architects
FAO Alastair Mitchell
Methven Castle
Methven
Perth
PH1 3SU

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 13th April 2012

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/00231/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 13th February 2012 for permission for **Alterations and extension to form additional accommodation Viewlands House 25 Viewlands Road Perth PH1 1BL** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Perth Area Local Plan 1995 Incorporating Alteration No 1 Housing Land 2000 Policy 41 in that the development by reason of its scale, form and location would significantly detrimentally affect the density, character and amenity of the area.
2. The proposal is contrary to Perth Area Local Plan 1995 Incorporating Alteration No 1 Housing Land 2000 Policy 59 and Scottish Planning Policy 2010 (paragraph 113) in that the development by reason of its scale, form and location does not safeguard the setting of the adjacent listed building.

Justification

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

Notes

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

12/00231/1

12/00231/2

12/00231/3

12/00231/4

12/00231/5

12/00231/6

12/00231/7

12/00231/8

12/00231/9

12/00231/10

12/00231/11

12/00231/12

12/00231/13

12/00231/14

12/00231/15

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/00231/FLL
Ward No	N10- Perth City South

PROPOSAL: Alterations and extension to form additional accommodation

LOCATION: Viewlands House 25 Viewlands Road Perth PH1 1BL

APPLICANT: Abbeyfield Perth Society Ltd

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 28 February 2012





OFFICERS REPORT:

Viewlands House is a classical two-storey villa built in the early 19th century on a sloping site within the western part of Perth. It occupies a prominent corner location, within a predominantly residential area, and overlooks the city. In the post-war period the building became a training facility for General Accident during which time a large extension was added at the rear and a staff bungalow erected in the grounds. Despite this, the building was listed (cat B) in 1987 as being of special architectural or historic interest. Following conversion to a residential home in the 1990s another wing was added on the north side of the building and later, a terraced row of sheltered houses was developed in the lower lying eastern part of the grounds. There remains a generous curtilage to the home however, which includes part of an original outbuilding in the south-west corner of the grounds, now used as a garage. The entire curtilage is enclosed by 2.5m high stone walls and access is gained from Viewlands Road which forms the southern boundary.

Full permission is being sought for a further development of the building which involves an extension adjoining, and at right angles to, the 1970s addition which it would wrap around. This places the development in the south-west corner of the site incorporating the footprint of the garage existing outbuilding, which is shown to be demolished. The extension is of non-traditional design with a shallow pitched roof, including a curved corner feature, and vertical hung slates on the upper part of the third storey providing a mansard-style detailing. In terms of accommodation, the extension will create ten additional bedsits for residents, thereby increasing the total number to 42, as well ancillary storage, office and laundry space. The accommodation is to be provided over three levels with there being only two storeys at the south west corner of the site where the site abuts the public roads. An area of terraced seating at the front of the main house is to be lost in order to provide compensatory car parking spaces, providing one additional space over the current provision.

The proposed finishes are shown to be brick basecourse, white wet dash render and vertical slates to match existing, grey Sarnafil single ply membrane roof, pre-finished white aluminium windows, pre-finished white steel doors and black finished rainwater gutters and downpipes.

The proposed development, whilst reduced from the previous scheme (refused under 10/00551/FLL), is still considered to be unacceptably large for the site, given its prominent position in the street scene, considering the Listed nature of the building at the heart of the site and the remaining, undeveloped area of the planning unit. Whilst the Listed house is only glimpsed from the public domain due in the main to previous

developments within the site, the original house is still visible. This and the contextual setting of the Listed stone boundary wall (and stone garage building built off the wall) are very important factors in considering whether the proposed development would have a detrimental impact on the visual amenity of the wider area, in addition to its effect on the appearance and setting of the Listed building.

It has been accepted by Conservation that, on balance, the proposed extension does not materially worsen the impact of the existing extensions on the historic core of the building. While perhaps not ideal in site development and design terms, no objection has been raised purely on listed building/setting grounds. This response deals solely with the Listed nature of the building and does not consider the wider visual amenity and street scene issues. Whilst my Conservation colleagues do not consider the proposed development impacts on the setting of the Listed Building, my opinion differs. I do consider the massing and location of the proposed extension will have a negative impact on the setting of the Listed building as it removes the openness which there currently is to the south of the main building.

I consider that any increase of height and massing beyond that which currently exists at the south west corner of the site would have a significantly detrimental effect on the established visual amenity of the area, especially when viewed approaching the site from the east or west. The proposed extension would feel too close to the road, and too high in comparison with neighbouring buildings, resulting in a perception of an overbearing and imposing development. The distant views above the garage roof to the hills in the east would be severely compromised, if not lost completely.

Considering how the proposed extension balances with the existing extension to the north east of the Listed house, it works in an acceptable manner in isolation but it is crucially important to consider the wider aspect of the application site

The proposal represents a sizable development in terms of its footprint and mass. The development/plot ratio may not be technically overdevelopment due to the amount of space to the front of the main house, but the further encroachment into the garden area to the rear (north east) and the development to the south and west will certainly result in the area immediately surrounding the Listed main house feeling cramped and overdeveloped.

The development is not likely to result in overlooking or overshadowing of existing properties. The nearest adjacent houses are on the opposite side of Viewlands Road/Athollbank Drive and their main elevations do not face the site.

In my view the proposed development, in terms of scale, location and design, would be damaging to the visual amenity of the area, the street scene in general and the special architectural interest of the site.

I conclude that the proposal is contrary to the relevant policies.

It is worth noting that the applicant is considering the submission of a revised reduced scheme after being advised that support for the current proposal would not be likely to be forthcoming. The applicant has indicated that they wish the current planning application determined as it stands as this would enable a review to be sought in due course.

DEVELOPMENT PLAN

P_041 Perth Area general residential

Proposals Map B identifies areas of residential and compatible uses where existing residential amenity will be retained and where possible improved. Where sites in other uses become available for development, housing will generally be the most obvious alternative use. Some scope may exist for infill development, but only where this will not significantly affect the density, character or amenity of the area concerned. Small areas of private and public open space will be retained where they are of recreational or amenity value to their surroundings. Change of use to hotel, boarding and guest house use will be permitted normally only on the main radial routes in the city.

P_059 Perth Area Listed Buildings

There will be a presumption against planning consent for the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of Listed Buildings, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

OTHER POLICIES

Scottish Planning Policy 2010

This SPP is a statement of Scottish Government policy on land use planning and contains:

- the Scottish Government's view of the purpose of planning,
- the core principles for the operation of the system and the objectives for key parts of the system,
- statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government's expectations of the intended outcomes of the planning system.

Of relevance to this application are:

- Paragraphs 113 -114: Listed Buildings

SITE HISTORY

91/01141/FUL ALTERATIONS TO HOUSE ON WEST ELEVATION AT 26 July 1991
Application Permitted

94/01084/FUL ALTERATIONS & EXTENSION TO FORM OFFICE SPACE AT 5
January 1995 Application Withdrawn

94/01961/FUL ALTER AND EXTEND RESIDENTIAL HOME TO FORM 13
BEDROOMS AT 21 February 1995 Application Permitted

96/00248/FUL Enclosure of stair and change windows and harling at 25 April 1996
Application Permitted

10/00551/FLL Alterations and extension to form additional accommodation and
storage area 8 March 2011 Application Refused

10/00552/LBC Alterations and extension to form additional accommodation and
storage area 8 March 2011 Application Refused

CONSULTATIONS/COMMENTS

Transport Planning	No objections.
Scottish Water	No objections.
Conservation Team	I would consider the existing extensions have already substantially compromised the character and setting of the listed building, particularly when viewed from the west and south-west. An appreciation of its remaining special character is concentrated in views of its principal, east elevation, its exposed side elevations, and its internal features. On balance, I would consider the proposed extension does not materially worsen the impact of the existing extensions on the historic core of the building. While perhaps not ideal in site development and design terms, I have no objection purely on listed building/setting grounds.

TARGET DATE: 13 April 2012

REPRESENTATIONS RECEIVED:

Number Received: none

Summary of issues raised by objectors:

Not applicable.

Response to issues raised by objectors:

Not applicable.

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	Not required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not required

Legal Agreement Required: no
Summary of terms: N/A

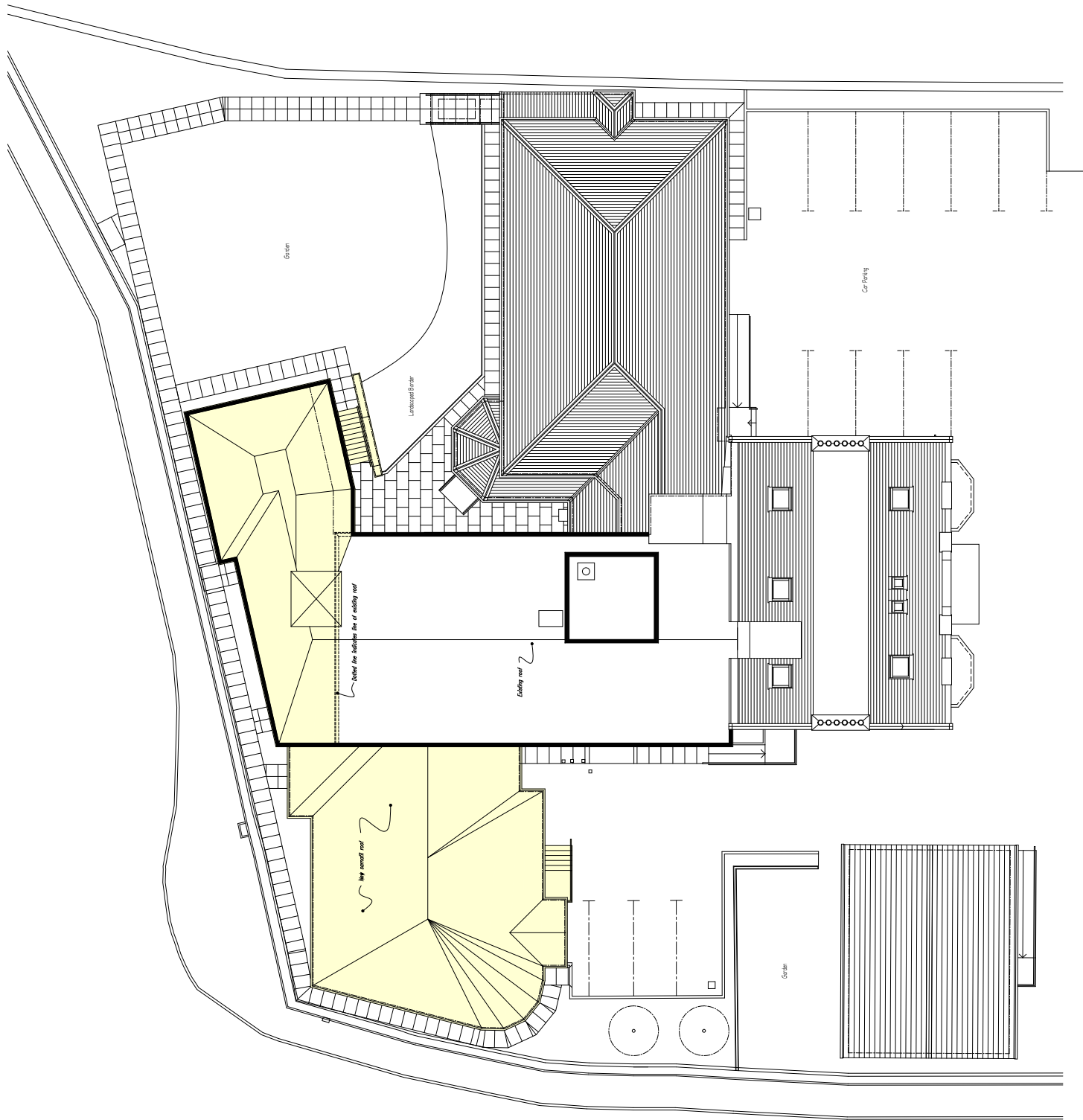
Direction by Scottish Ministers: no

Reasons:-

- 1 The proposal is contrary to Perth Area Local Plan 1995 Incorporating Alteration No 1 Housing Land 2000 Policy 41 in that the development by reason of its scale, form and location would significantly detrimentally affect the density, character and amenity of the area.
- 2 The proposal is contrary to Perth Area Local Plan 1995 Incorporating Alteration No 1 Housing Land 2000 Policy 59 and Scottish Planning Policy 2010 (paragraph 113) in that the development by reason of its scale, form and location does not safeguard the setting of the adjacent listed building.

Justification

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



Proposed Roof Plan
Scale 1:100
0 5 10 15
5 metres

This drawing is copyright. It shall be the author's property. No alteration to be made.

Job title
**Proposed Alteration and Extension to
Abbeyfield House, Viewlands Road,
Perth, for
Abbeyfield Society Perth Limited**

Drawing title
Proposed Roof Plan

Scale
1:100

Drawn
ASH

Date
FEB 2012

File Name
Proposed 2012

MURDOCH *Chartered Architects*
METHVEN CASTLE, PERTH PH1 3SU
Tel: 01793 440006 Email: enquiries@murdoch.co.uk

645
PL/57

TCP/11/16(181)

Planning Application 12/00231/FLL - Alterations and extension to form additional accommodation at Viewlands House, 25 Viewlands Road, Perth, PH1 1BL

REPRESENTATIONS

- Representation from Conservation Officer, dated 12 April 2012

Conservation Team

Comment Date: Thu 12 Apr 2012

I would consider the existing extensions have already substantially compromised the character and setting of the listed building, particularly when viewed from the west and south-west. An appreciation of its remaining special character is concentrated in views of its principal, east elevation, its exposed side elevations, and its internal features. On balance, I would consider the proposed extension does not materially worsen the impact of the existing extensions on the historic core of the building. While perhaps not ideal in site development and design terms, I have no objection purely on listed building/setting grounds.

