

TCP/11/16(569) – 18/01180/FLL – Extension to dwellinghouse, Wester Ballindean Farm Cottage, East Inchture, Perth, PH14 9QS

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**TCP/11/16(569) – 18/01180/FLL – Extension to
dwellinghouse, Wester Ballindean Farm Cottage, East
Inchture, Perth, PH14 9QS**

**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 100143170-001

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:	John Gordon Associates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Gordon	Building Number:	3
Telephone Number: *	01383850134	Address 1 (Street): *	Dean Acres
Extension Number:		Address 2:	Comrie
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	Scotland
		Postcode: *	KY12 9XS
Email Address: *	gordonassociates@sky.com		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:
First Name: *	<input type="text" value="-"/>	Building Number:
Last Name: *	<input type="text" value="Smith"/>	Address 1 (Street): *
Company/Organisation	<input type="text"/>	Address 2:
Telephone Number: *	<input type="text" value=""/>	Town/City: *
Extension Number:	<input type="text"/>	Country: *
Mobile Number:	<input type="text"/>	Postcode: *
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="WESTER BALLINDEAN FARM COTTAGE EAST"/>
Address 2:	<input type="text" value="INCHTURE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH14 9QS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="729306"/>	Easting	<input type="text" value="325802"/>
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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)

Extension to dwellinghouse

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 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.

SEPARATE SHEET ATTACHED

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)

DECISION NOTICE; APPLICATION DRAWINGS; APPLICATION FORM; REASONS FOR REVIEW;

Application Details

Please provide details of the application and decision.

What is the application reference number? *

18/01180/FLL

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

05/07/2018

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

27/08/2018

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

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

TO ASSESS THE PROPOSAL IN ITS SURROUNDINGS

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

ACCESS MAY BE REQUIRED

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 John Gordon

Declaration Date: 09/11/2018

East Cottage
Wester Ballindean Farm
Inchtute PH14 9QS

Reasons for Review

The Golden Oak UVPC was chosen specifically to be sympathetic and in keeping with our listed building and the two other conservatories within 100 meters of our house (ie, Kinpowie and Carse View), which are of a similar colour to that which we have proposed. If we used the more common white UPVC, this would not only detract from the original features of the house but would also make the conservatory stand out and be the main focus rather than blend in. With the quality of UVPC these days, the white would forever stand out and not soften with age. The Golden Oak colour, we believe, blends sympathetically with the red sandstone and is more in keeping with the age of the house than the bright and almost glowing white UPVC that can be seen for miles.

The style of the conservatory, we felt, was best for the shape of the house as well as the lay of the land. This includes the scale of the conservatory. As the house is rectangular shape, having a conservatory that was a different shape, we felt, would detract from the house rather than being sympathetic and in keeping. The floor to ceiling glass was to minimise the brickwork that could be observed from the road, so as not to distract from the house itself.

We strongly believe that a sympathetic conservatory that does not draw attention to itself would not only add significant value but would also add longevity to this B listed building. The proposed conservatory helps to preserve and enhance the listed building adding a feature that is sympathetic and in keeping with family life. No architectural or historic features of the house will be in any way modified or lost. If anything, this conservatory will preserve some of these features. The only "feature" of the house that would be modified would be the east facing double glazed white UPVC window. The proposed modification would see this window become a triple glazed, high quality, with a lifetime of 25+ years, which currently exceeds all current building regulations. We believe this will enhance the layout, setting and character of the building.

As the Council have said, "While we do not object to a conservatory on this house, the proposed placement and materials are incongruous to the structure as a whole." With respect to maintaining the character and quality of the building, we purposely chose Everest PLC as our Agent to ensure the highest possible quality and build using the best quality materials at this time.

Having the conservatory in its proposed location will ultimately protect the east side of the buildings exterior wall for generations to come. Other than the door put where the window currently is, the entire external wall and its eaves will be enclosed within the conservatory itself to protect the entire thing.

The proposed conservatory would be utilised primarily as a living space. My wife is physically disabled and we have found, as time goes on, we require alternative space to meet her everyday living requirements.

PERTH AND KINROSS COUNCIL

Mr Terry Smith
c/o Everest Limited
Shiraz Riaz
Everest House
Sopers Road
Cuffley
Potters Bar
Hertfordshire
EN6 4SG

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 27th August 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/01180/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 9th July 2018 for permission for **Extension to dwellinghouse Wester Ballindean Farm Cottage East Inchtute Perth PH14 9QS** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposals, by virtue of their inappropriate design, form, detailing and materials, would have a significant adverse impact on the character and special interest of the Listed Building. Approval would therefore be contrary to Scottish Planning Policy 2014, policies 2 and 9 of TAYplan 2017 and policy HE2 of the Perth and Kinross Local Development Plan 2014, which seek to protect the character and special interest of Listed Buildings.
2. The proposals, by virtue of their inappropriate design, form, detailing and materials, would have an adverse impact on visual amenity. Approval would therefore be contrary to policies PM1A and PM1Bc of the Perth and Kinross Local Development Plan 2014, which seek to ensure that developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

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

18/01180/1

18/01180/2

18/01180/3



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 100127449-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Erection of single storey conservatory at the side of the property.

Has the work already been started and/ or completed? *

☒ No ☐ Yes - Started ☐ Yes – Completed

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:	Everest Limited		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Shiraz	Building Name:	Everest House
Last Name: *	Riaz	Building Number:	
Telephone Number: *	01707 877354	Address 1 (Street): *	Sopers Road
Extension Number:		Address 2:	Cuffley
Mobile Number:		Town/City: *	Potters Bar
Fax Number:		Country: *	Hertfordshire
		Postcode: *	EN6 4SG
Email Address: *	planning@everest.co.uk		

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:	
First Name: *	Terry	Building Number:	
Last Name: *	Smith	Address 1 (Street): *	
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
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:

WESTER BALLINDEAN FARM COTTAGE EAST

Address 2:

INCHTURE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PERTH

Post Code:

PH14 9QS

Please identify/describe the location of the site or sites

Northing

729306

Easting

325802

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Shiraz Riaz

On behalf of: Mr Terry Smith

Date: 05/07/2018

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☐ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

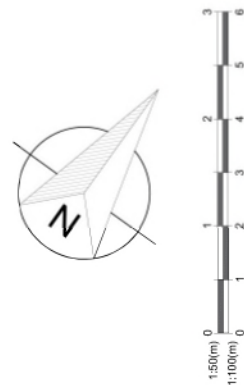
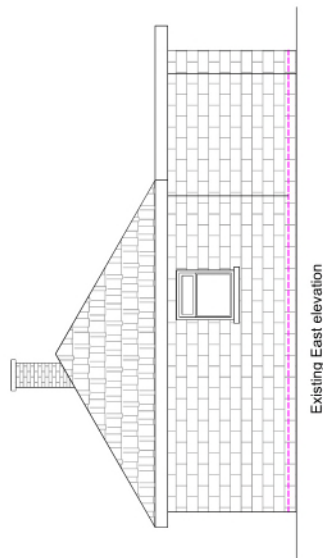
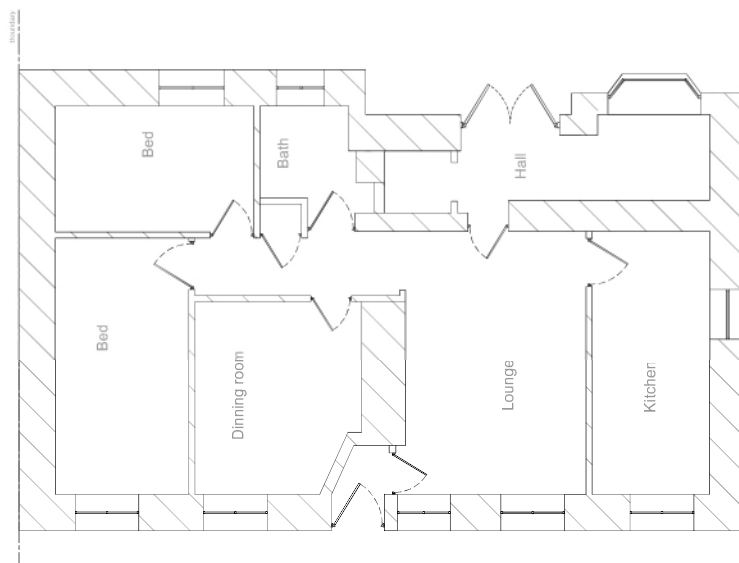
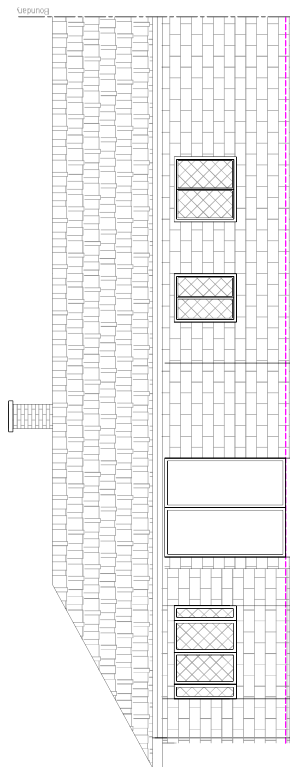
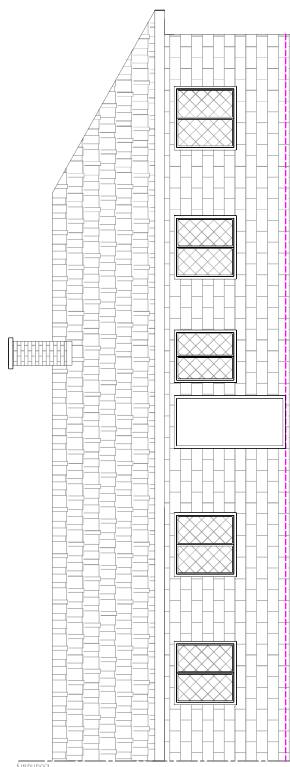
Declaration Name: Mr Shiraz Riaz


Declaration Date: 05/07/2018

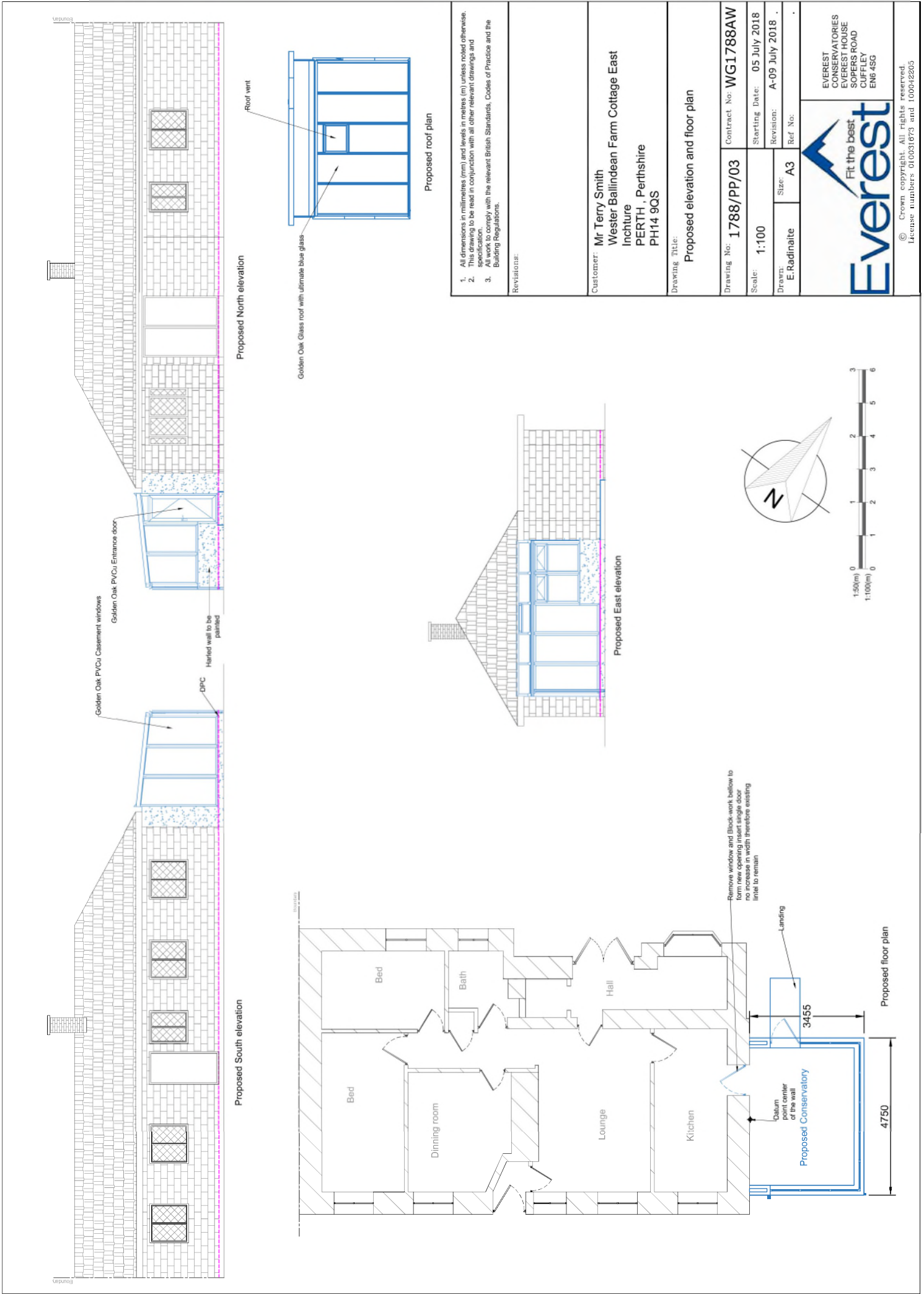
Payment Details



Created: 05/07/2018 11:52



<ol style="list-style-type: none"> 1. All dimensions in millimetres (mm) and levels in metres (m) unless noted otherwise. 2. This drawing to be read in conjunction with all other relevant drawings and specification. 3. All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations. 	Revisions:	Customer: Mr Terry Smith Wester Balleindean Farm Cottage East Inchture PERTH , Perthshire PH14 9QS	Drawing Title: Existing elevation and floor plan	Drawing No: 1788/PP/02	Scale: 1:100	Drawn: E-Rodnaite Size: A3	Contract No: WG1788AW	Starting Date: 05 July 2018	Revision: A-09 July 2018 . Ref. No: .	<div>  <p>Fit the best</p> <p>Everest</p> </div> <div> <p>EVEREST CONSERVATORIES EVEREST HOUSE SOPERS ROAD CUFFLEY EN8 4SG</p> </div>	<p>© Crown copyright. All rights reserved. license numbers 010031673 and 100042205</p>
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<p>TCP/11/16(569) – 18/01180/FLL – Extension to dwellinghouse, Wester Ballindean Farm Cottage, East Inchtute, Perth, PH14 9QS</p>
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PLANNING DECISION NOTICE *(included in applicant's submission, see pages 133-134)*

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, see pages 141-142)*

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/01180/FLL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	08.09.2018	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Extension to dwellinghouse

LOCATION: Wester Ballindean Farm Cottage East Inchtute Perth PH14 9QS

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: 17 July 2018

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site is Wester Ballindean Farm Cottage East, which is a category B-listed semi-detached dwellinghouse located to the West of Inchtute. This application seeks detailed planning permission for the erection of a conservatory on the side (East) elevation of the property.

SITE HISTORY

18/01208/LBC Extension to dwellinghouse
Related application – Pending Decision

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Applicable.

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 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area 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, study 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 HE2 - Listed Buildings

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.

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.

OTHER POLICIES

None

CONSULTATION RESPONSES

None Required.

REPRESENTATIONS

The following points were raised in the 1 representation received:

- Overlooking and lack of intervening boundary treatment
- Proposed conservatory is not in-keeping with the cottage
- Golden Oak coloured upvc material is inappropriate
- Proposal is of insufficient quality for a Listed Building

ADDITIONAL INFORMATION 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

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

Alterations and extensions to an existing domestic dwellinghouse are considered to be acceptable in principle. Nevertheless, detailed consideration must be given to the

scale, form, massing, design, position, proportions and external finishes of any proposals, and whether they would have an adverse impact on visual or residential amenity.

Design and Layout

The category B-listed semi-detached cottage has a distinctly vernacular design and finish. It is a Category B listed semi-detached cottage of 19th century date, which is quintessentially rural Victorian in character.

Its single storey construction consists of red coursed rubble, diamond latticed windows and cantilevered eaves with exposed rafter detailing, which is mirrored in the adjoining cottage to the west.

By contrast, the proposed lean-to conservatory extension on the East elevation is of Golden Oak upvc construction, with a rendered base course.

Landscape

The domestic scale and nature of the proposal does not raise any landscape impact issues.

Residential Amenity

The letter of representation raises a concern of no permanent fencing in between the proposal and the adjacent dwellinghouse. However, whilst boundary treatment could be enhanced in order to provide a more permanent solution, it is considered that there is sufficient intervening screening so as not to create a significant adverse impact on residential amenity.

Visual Amenity

The form, design, detailing and materials of the proposed lean-to Golden Oak upvc conservatory would contrast harshly with the host building, to the detriment of its visual amenity.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no drainage and flooding implications associated with this proposed development.

Conservation Considerations

The proposed conservatory is a standardised modern product which is inappropriate for this historic listed building. The design, form and materials of the conservatory

would clash with the host building, to the detriment of its architectural and historic interest.

Accordingly, the application is recommended for refusal.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and would be 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 not considered to comply with the approved TAYplan 2016 or 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 The proposals, by virtue of their inappropriate design, form, detailing and materials, would have a significant adverse impact on the character and special interest of the Listed Building. Approval would therefore be contrary to Scottish Planning Policy 2014, policies 2 and 9 of TAYplan 2017 and policy HE2 of the Perth and Kinross Local Development Plan 2014, which seek to protect the character and special interest of Listed Buildings.

- 2 The proposals, by virtue of their inappropriate design, form, detailing and materials, would have an adverse impact on visual amenity. Approval would therefore be contrary to policies PM1A and PM1Bc of the Perth and Kinross Local Development Plan 2014, which seek to ensure that developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

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

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/01180/1

18/01180/2

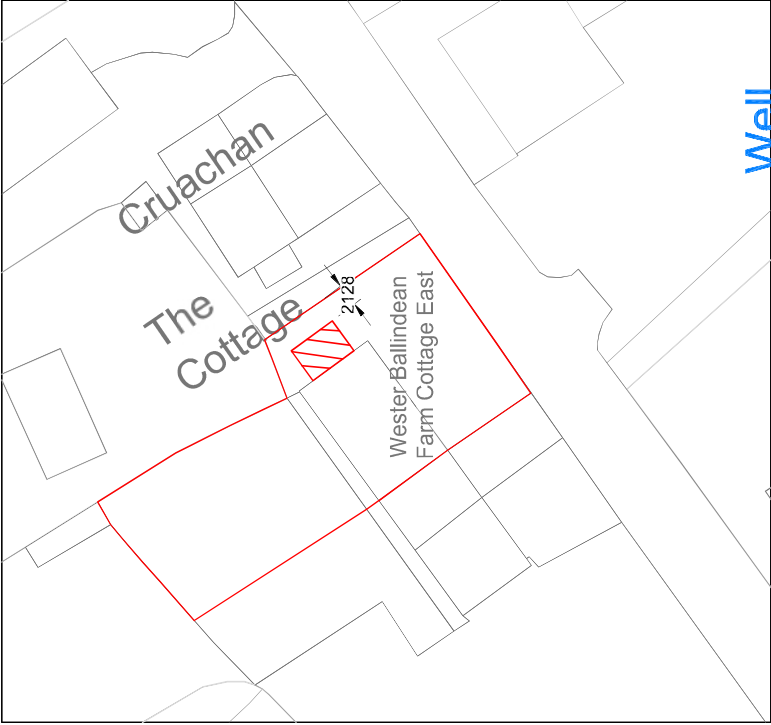
18/01180/3

Date of Report **24 August 2018**


LOCATION PLAN
1:1250



SITE PLAN
1:500



Location of conservatory

<div>1. All dimensions in millimetres (mm) and levels in metres (m) unless noted otherwise.</div> <div>2. This drawing to be read in conjunction with all other relevant drawings and specifications.</div> <div>3. All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations.</div>				Revisions:			
Customer:				Mr Terry Smith Wester Ballindean Farm Cottage East Inchture PERTH , Perthshire PH14 9QS			
Drawing Title:				Location and Site plan			
Drawing No:		1788/PP/01		Contract No:		WG1788AW	
Scale:		As Shown		Starting Date:		05 July 2018	
Drawn:		E.Radinaite		Revision:		•	
		Size:		A3		Ref No: •	
				<div><p>Fit the best</p><p>EVEREST CONSERVATORIES EVEREST HOUSE SOPERS ROAD CUFFLEY EN6 4SG</p></div>			
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**TCP/11/16(569) – 18/01180/FLL – Extension to
dwellinghouse, Wester Ballindean Farm Cottage, East
Inchture, Perth, PH14 9QS**

REPRESENTATIONS

From: a douglas [REDACTED]
Sent: 17 July 2018 22:10
To: Development Management - Generic Email Account
Subject: 18/01180/FLL Planning application

Planning application 18/01180/FLL
Easter Ballindean Farm Cottage East Inchture PH149QS Mr Terry Smith

Writing to object of the proposed extension .

1. The extension looks directly into my property and there is no permanent fencing between us .
2. The Cottage is a listed building and a plastic pvc Golden Oak conservatory is not in keeping with the original building which is red sandstone with white diamond shaped Windows .
3. Windows are all down to the ground in plastic , no red sandstone work to make it look like it is part of the cottage at all .
4. A standard cheap conservatory on a listed building with no thought for the conservation Hamlet it is part of .

My objection is to not give this plastic extension permission to be stuck on the end of a listed building a bog standard conservatory from a firm not specialising in the conservation of a listed building .If the extension was to be of red sandstone in keeping with the height of the front Windows and then glass frames in white lattice effect ,it would then be in keeping with the rest of the Hamlet as well as my own Cottage which it overlooks .
Please confirm this email has been received for the objection of the said planning permission .

[REDACTED]
Avril Douglas
[REDACTED]

ENTERED IN COMPUTER

18 JUL 2018

