

<b>TCP/11/16(598) – 19/00078/FLL – Extension to dwellinghouse, Westwinds, St Davids, Madderty, Crieff, PH7 3PJ</b>
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**TCP/11/16(598) – 19/00078/FLL – Extension to  
dwellinghouse, Westwinds, St Davids, Madderty, Crieff,  
PH7 3PJ**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto: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 100150975-002

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:	Arthur Stone Planning & Architectural Design Limited		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Alison	Building Name:	
Last Name: *	Arthur	Building Number:	85
Telephone Number: *	01337 840 088	Address 1 (Street): *	High Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Newburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	KY14 6DA
Email Address: *	info@arthurstoneplanning.co.uk		

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="Mrs"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Westwinds"/>
First Name: *	<input type="text" value="Julia"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Melville"/>	Address 1 (Street): * <input type="text" value="St Davids"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text" value="Madderty"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Crieff"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PH7 3PJ"/>
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="WESTWINDS"/>
Address 2:	<input type="text" value="ST DAVIDS"/>
Address 3:	<input type="text" value="MADDERTY"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="CRIEFF"/>
Post Code:	<input type="text" value="PH7 3PJ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="720026"/>	Easting	<input type="text" value="294846"/>
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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)

19/00078/FLL

## 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.

Please see 2098 local review letter

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)

Local review letter, 001 site location plan, 002 existing block plan, 003 proposed block plan, existing ground and first floor plan, 005 existing elevations, 006 proposed ground and 1st floor, 007 proposed elevations, 008 proposed roof plan

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

19/00078/FLL

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

21/01/2019

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

01/04/2019

## 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: Mrs Alison Arthur

Declaration Date: 25/04/2019





Arthur Stone Planning  
& Architectural Design

85 High Street  
Newburgh. KY14 6DA

**Tel: 01337 840088**



[www.arthurstoneplanning.co.uk](http://www.arthurstoneplanning.co.uk)  
[info@arthurstoneplanning.co.uk](mailto:info@arthurstoneplanning.co.uk)

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## **LOCAL REVIEW BODY**

**19/00078/FLL**

**Extension to dwellinghouse**

**Westwinds, St Davids, Madderty, Crieff, PH7 3PJ**

Dear Sir/Madam,

This request for a Local Review of the above planning application has been made on the basis that the applicants, Mr and Mrs Melville, do not agree with the planning officer's assessment of the case and would like Councilors to examine the application to upgrade and improve their new property further.

The application was refused on the 1<sup>st</sup> of April 2019 for the following reason;

The proposals, by virtue of their inappropriate scale, excessive proportions, poor form, design, composition and proximity to boundaries would over-develop, overwhelm and unbalance the existing dwellinghouse resulting in development which will impact negatively on established amenity levels and be out of keeping with the character and appearance of the existing house and surrounding built environment.

Approval would therefore be contrary to Policies RD1, PM1A and PM1B(c & d) of the Perth and Kinross Local Development Plan 2014 which seeks to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings in terms of design, appearance, height, scale and massing.



### Visual Amenity

The proposals seek to add a 1 ½ storey extension to the rear of the modern style, dwelling, which would contain two bedrooms and a bathroom in the roof space with a kitchen and utility/small study at ground floor to the north. There is also a very small single storey extension proposed which would be tucked in beside the existing boundary wall to the east and the existing house, virtually out of sight from the public road, to bring more light into the property.

**The proposed extension would sit on the site of the existing garage building and existing piecemeal, old outbuildings and sheds, in the north eastern corner of the site, more than 20 metres from the public road. All these individual outbuildings would be removed to the benefit of amenity levels within the surrounds.** The existing site is a large mature plot with the proposals only **covering a small corner of the site. Existing planted garden ground would not be built on.** The planning officer notes that there is scope to enlarge and the property.

Access is currently taken from the western boundary at the side of the house leading to a back door. The front of the house is facing into the main garden ground area to the south.

**The design seeks to provide a clearly defined front entrance to the property from the road access and more spacious living accommodation for the new owners. The current style and design of the property is not of a locally defined character and it does not reflect the large proportions or rural style materials used in the surrounding more traditional houses such as stone or timber. It is substantially more suburban in nature and was built in the 1970s and is at odds with the rural character of the area.**

Mr and Mrs Melville seek to work with the house to add **traditional style cottage dormers, a simple rear 1 ½ storey traditional style extension and a small glazed wrap around side extension to bring light in.** The property would be finished in an appropriate smooth, off white render, slate roof and the existing dry dash finish of the existing dwellinghouse would be clad in natural timber which would have a **positive, updating effect on the overall appearance of the property whilst tying the old and new elements of the house together.**

The planning officer cites the proposals as over development. Mr and Mrs Melville are confused by this as the site is very large (approx. 1150m<sup>2</sup>) set in mature gardens with the proposed extension being approx. 70m<sup>2</sup> onto the existing house which is 98m<sup>2</sup>. The brings the house up to approx 170m<sup>2</sup> footprint which is the average footprint size of a 3 bedroomed house locally. **The total new house footprint would only equate to approximately 1/7<sup>th</sup> of the overall plot. This is clearly not overdevelopment!**

### **Residential Amenity**

There are no issues with residential amenity in that the only window on the upper floor adjacent to a third party garden is for an ensuite which would have opaque glazing fitted as standard to meet building regulations. In addition there are mature, tall trees on the same northern boundary which would conceal the new extension completely from the neighbours to the far north.

The two new dormers proposed on the existing house would face into the garden ground to the south of the existing property with is more than 20 metres from the public road and therefore would have no impact on existing levels of amenity for any neighbouring properties. The planning officer notes that there are no properties affected or adjacent to the proposals.

### **Conclusion**

In conclusion, Mr and Mrs Melville are keen to start on a programme of upgrading and restoration works on their new property to bring it up to the standard it deserves in this beautiful spot in Madderty.

The key points are as follows;

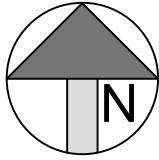
- **The site is very large (approx. 1150m<sup>2</sup>). The total new house footprint would only equate to 1/7<sup>th</sup> of the overall plot. This is not overdevelopment.**
- **There are no overlooking/privacy issues to neighbouring plots due to distances to boundaries and use of opaque glass in bathroom.**
- **The extension would provide the house with a clearly defined front entrance where currently there is none.**
- **The materials and traditional design proposed, slate roof, off white smooth render, timber cladding are all upgraded finishes compared to the existing.**
- **Existing old garage building, sheds and outhouses will be removed from the site and the extension built on this footprint. The existing planted garden ground areas would be retained in full and would not be built on.**

- **The extension would be built 20 metres from public roads and would be partially screened by mature trees and planting. Therefore there would be limited visual impact.**

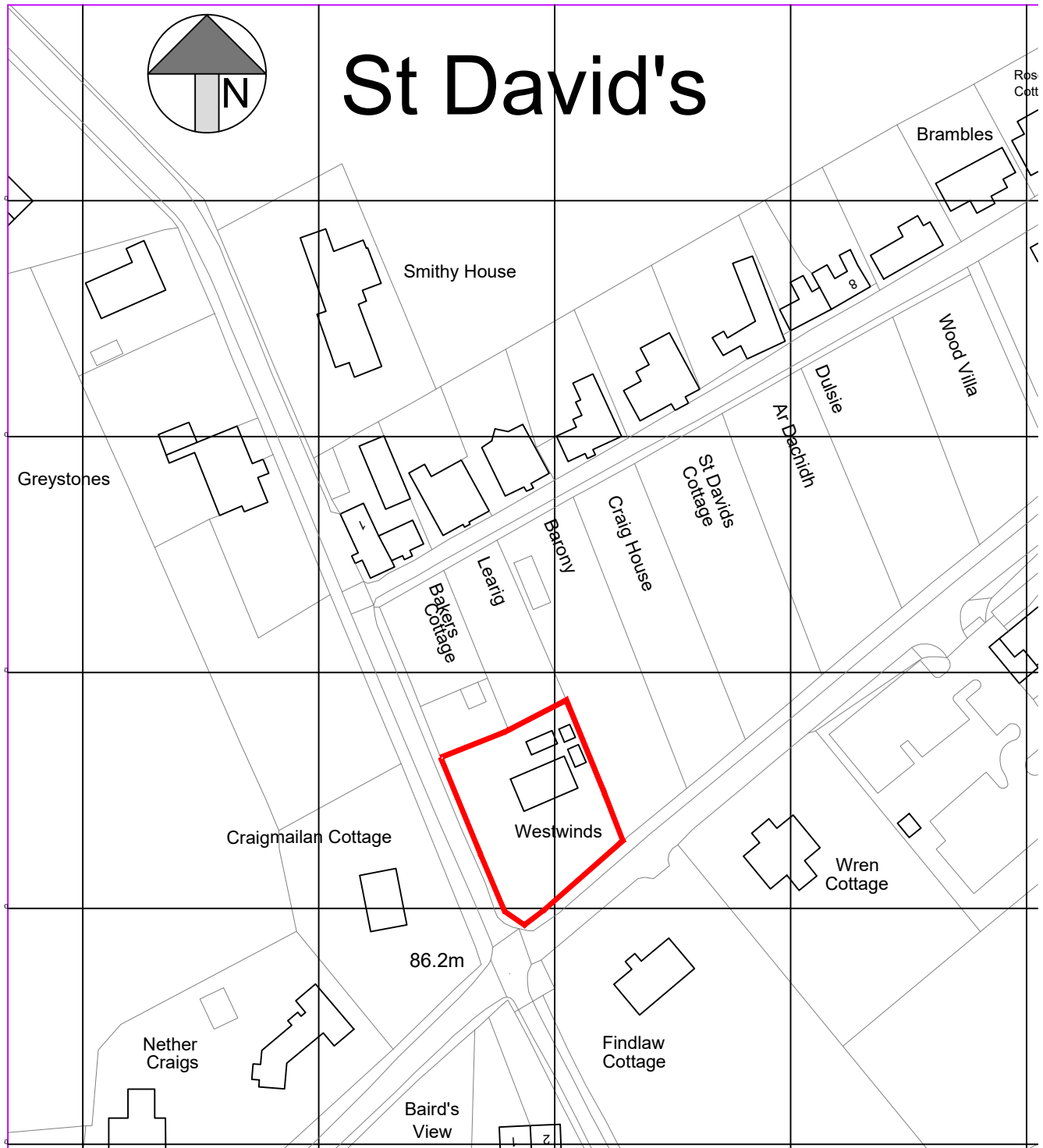
With respect, we ask that Councilors approve these proposals and overturn the decision to refuse the application.

Kind regards,

Arthur Stone Planning and Architectural Design Ltd



# St David's



0m 25m 50m 75m 100m



Scale  
1:1250



Arthur Stone Planning  
& Architectural Design

Project

Proposed Extensions and Alterations at  
Westwinds St Davids, Madderty PH7 3PJ

Title

Site Location Plan

Drawn

FP

Date

Jan 19

Scale

1:1250@A4

Drawing No

2098-001

Rev



# Westwinds

Scale 1:200 0m 5m 10m 15m 20m



Arthur Stone Planning  
& Architectural Design

Project				
Proposed Extensions and Alterations at Westwinds St Davids, Madderty PH7 3PJ				
Title				
Existing Block Plan				
Drawn	Date	Scale	Drawing No	Rev
FP	Jan 19	1:200@A3	2098-002	





# Westwinds

Scale 1:200 0m 5m 10m 15m 20m



Project

Proposed Extensions and Alterations at  
Westwinds St Davids, Madderty PH7 3PJ

Title

Proposed Block Plan

Drawn

FP

Date

Dec 18

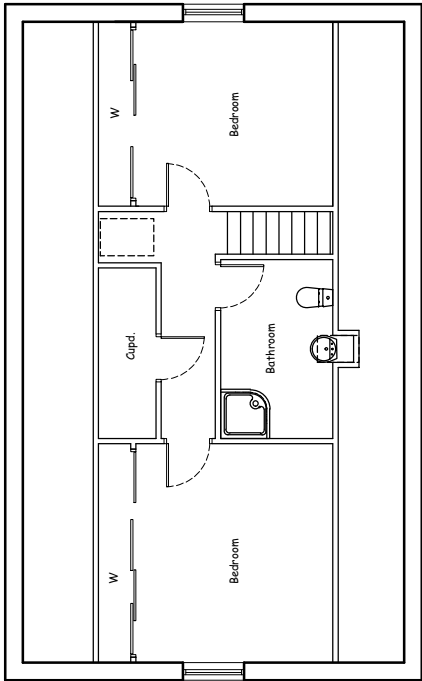
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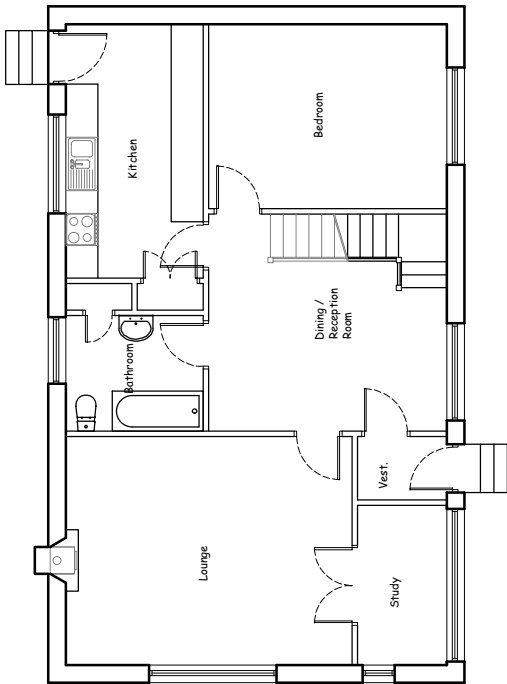
Drawing No

2098-003

Rev

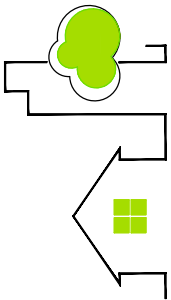


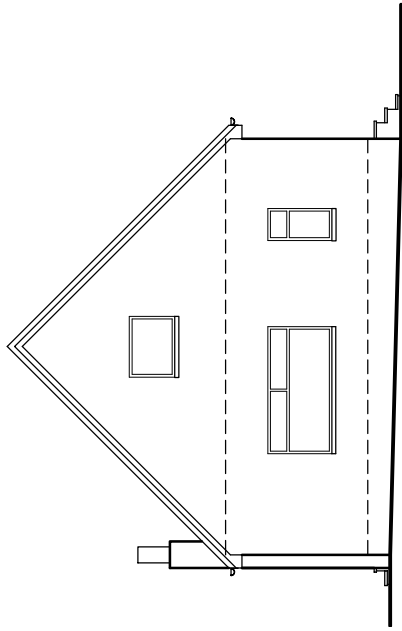
Existing First Floor Plan  
@ 1-100



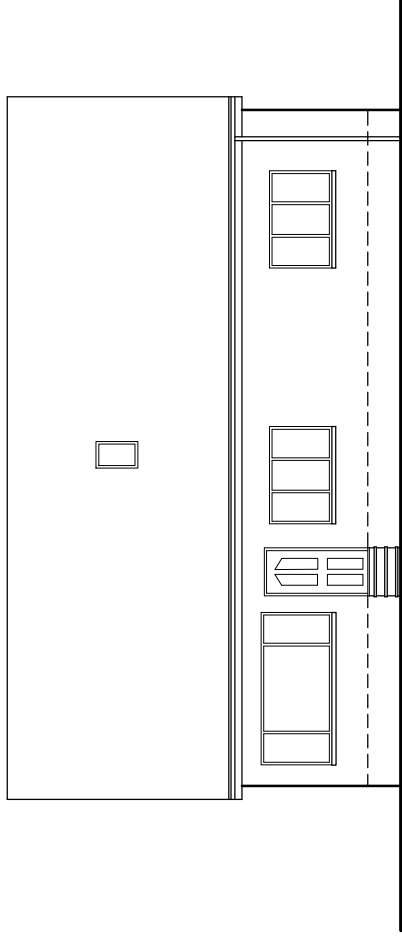
Existing Ground Floor  
Plan @ 1-100



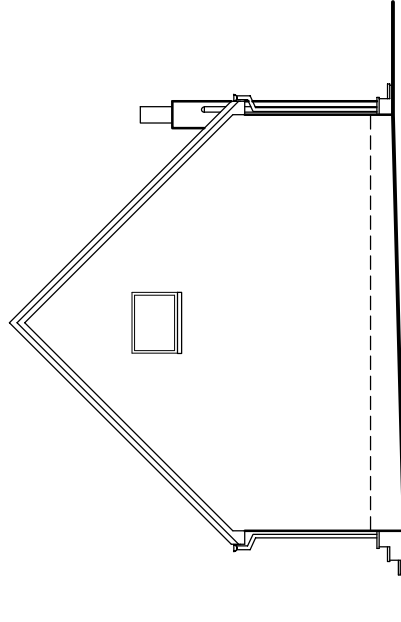
		<b>Project</b> Proposed Extensions and Alterations at Westwinds St Davids, Madderty PH7 3PJ	
<b>Title</b> Existing Ground and First Floor Plans		<b>Scale</b> 1:100@A3	
<b>Drawn</b> FP		<b>Date</b> Dec 18	
		<b>Drawing No</b> 2093-004	
		<b>REV</b>	



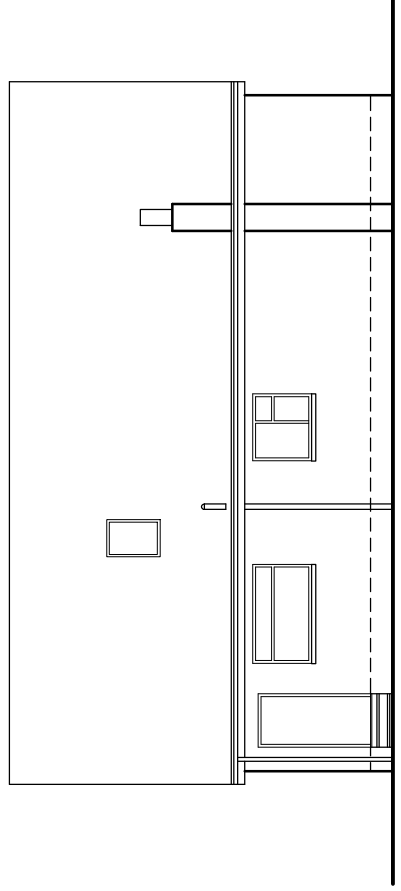
Existing West Elevation



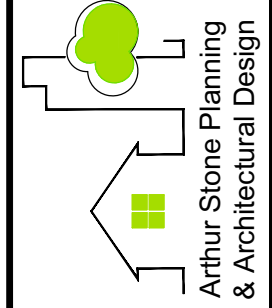
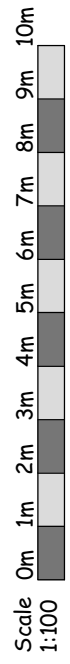
Existing South Elevation



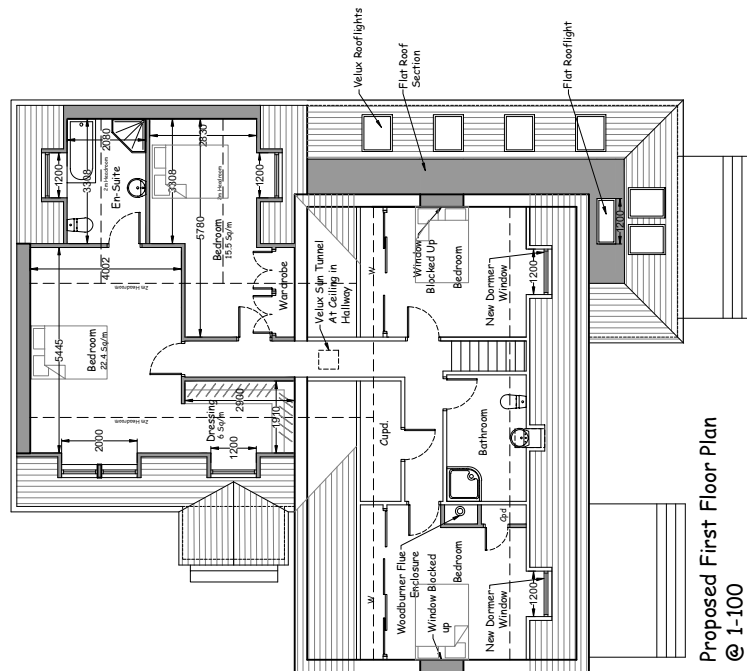
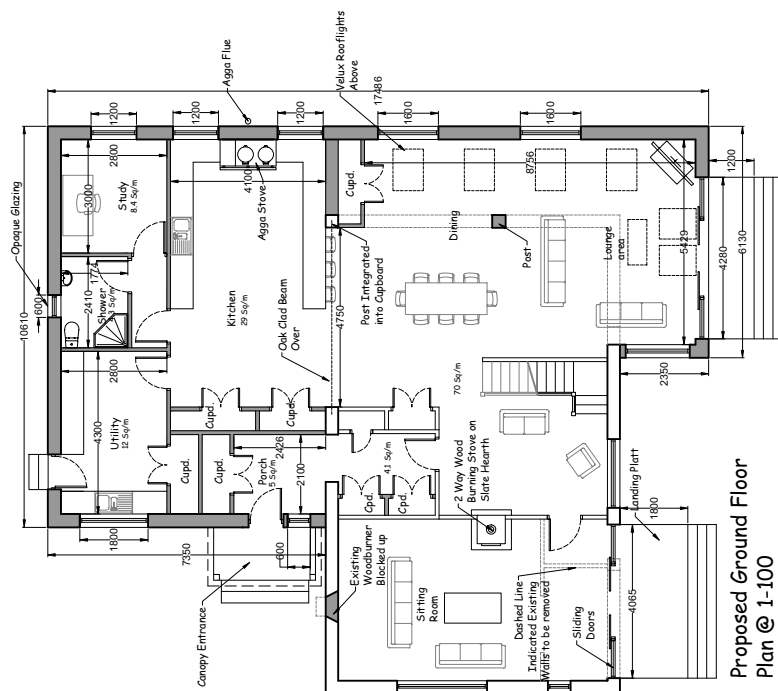
Existing East Elevation



Existing North Elevation



Project	Proposed Extensions and Alterations at Westwinds St Davids, Maddyty PH7 3PJ			
Title	Existing Elevations			
Drawn	Date	Scale	Drawing No	REV
FP	Jan 18	1:100@A3	2093-005	



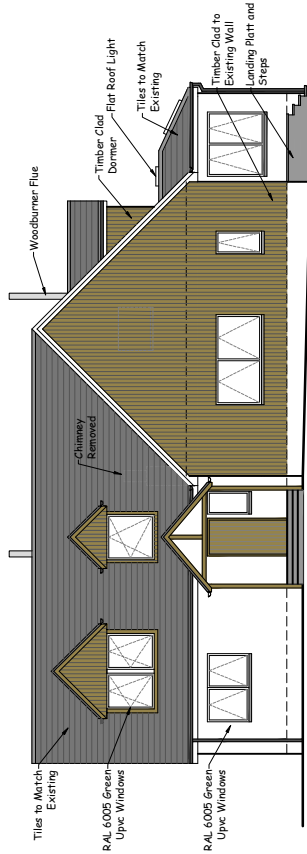
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1:100

**Arthur Stone Planning & Architectural Design**

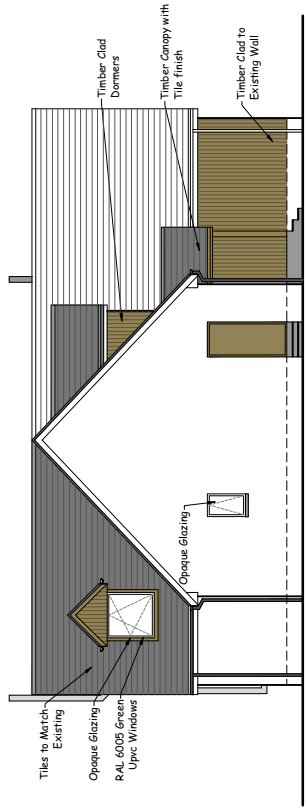
**Project**  
Proposed Extensions and Alterations at Westwinds St Davids, Madderty PH17 3PJ

**Title**  
Proposed Ground and First Floor Plans

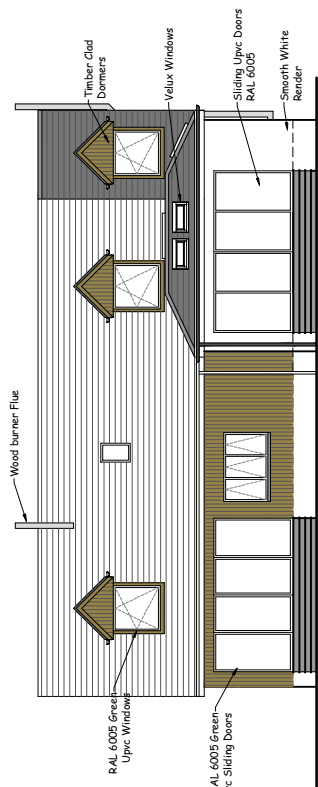
**FP** **Date** Dec 19 **Scale** 1:100@A2 **Drawing No** 2098-006



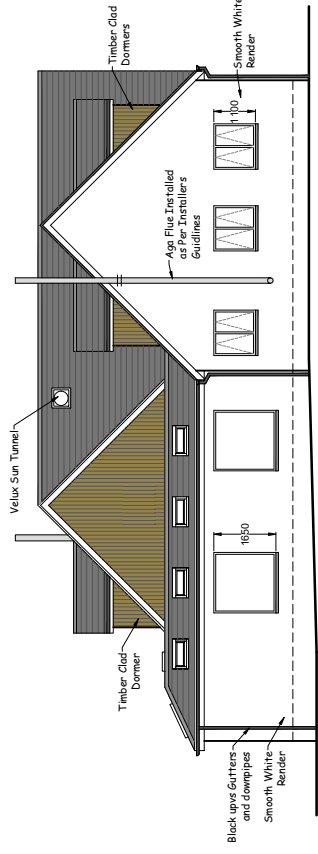
Proposed West Elevation



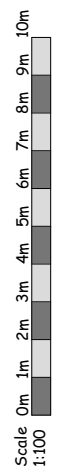
Proposed North Elevation



Proposed South Elevation



Proposed East Elevation

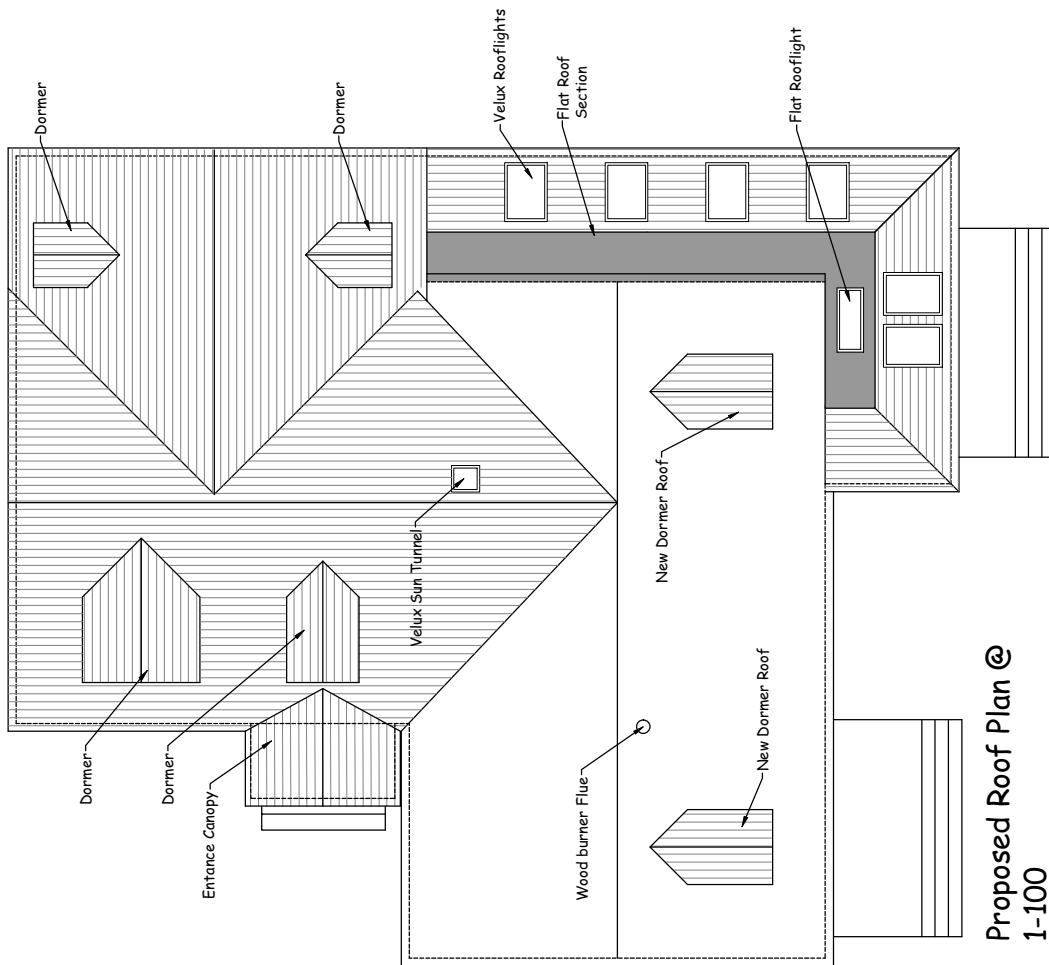


Arthur Stone Planning  
& Architectural Design

Project  
Proposed Extensions and Alterations at  
Westwinds St Davids, Madderty PH17 3PJ

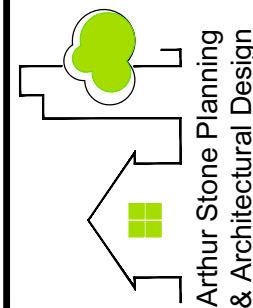
Title  
Proposed Elevations

FP	Date	Scale	Drawing No
	Jan 19	1:100@A2	2098-007



Proposed Roof Plan @  
1-100

Scale 0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m  
1:100



Project

Proposed Extensions and Alterations at  
Westwinds St Davids, Maddyty PH7 3PJ

Title

Proposed Roof Plan

Drawn

Date

Scale

1:100@A3

Drawing No

2098-008

Rev

**TCP/11/16(598) – 19/00078/FLL – Extension to  
dwellinghouse, Westwinds, St Davids, Madderty, Crieff,  
PH7 3PJ**

## **PLANNING DECISION NOTICE**

## **REPORT OF HANDLING**

## **REFERENCE DOCUMENTS** *(included in applicant's submission, pages 23-30)*





# PERTH AND KINROSS COUNCIL

Ms Julia Melville  
c/o Arthur Stone Planning And Architectural Design  
Limited  
Alison Arthur  
85 High Street  
Newburgh  
KY14 6DA

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 1st April 2019

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **19/00078/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 21st January 2019 for permission for **Extension to dwellinghouse Westwinds St Davids Madderty Crieff PH7 3PJ** for the reasons undernoted.

Interim Development Quality Manager

### Reasons for Refusal

1. The proposals, by virtue of their inappropriate scale, excessive proportions, poor form, design, composition and proximity to boundaries would over-develop, overwhelm and unbalance the existing dwellinghouse resulting in development which will impact negatively on established amenity levels and be out of keeping with the character and appearance of the existing house and surrounding built environment.

Approval would therefore be contrary to Policies RD1, PM1A and PM1B(c & d) of the Perth and Kinross Local Development Plan 2014 which seeks to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings in terms of design, appearance, height, scale and massing.

## **Justification**

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

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page

### **Plan Reference**

**19/00078/1**

**19/00078/2**

**19/00078/3**

**19/00078/4**

**19/00078/5**

**19/00078/6**

**19/00078/7**

**19/00078/8**

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	19/00078/FLL	
Ward No	P9- Almond And Earn	
Due Determination Date	20.03.2019	
Case Officer	Alma Bendall	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Extension to dwellinghouse

**LOCATION:** Westwinds St Davids Madderty Crieff PH7 3PJ

#### 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:** 1 February 2019

#### SITE PHOTOGRAPH



#### BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning application relates to a detached dwellinghouse which occupies a prominent corner plot within the small rural settlement of St Davids, Madderty.

Consent is being sought to undertake a range of alterations and extensions which include:

- The erection of a new 2 storey rear wing
- The erection of a single storey, wrap around extension
- Installation of dormer windows
- Cladding of the exterior
- Installation of new fenestration, doors and flue pipes

#### **SITE HISTORY**

89/02014/FUL EXTENSION TO ROOF TO PROVIDE ACCOMMODATION AT  
14 December 1989 Application Approved

97/00295/FUL Demolition of timber buildings and erection of garage and store  
at 25 March 1997 Application Approved

#### **PRE-APPLICATION CONSULTATION**

Pre application Reference: n/a

#### **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 RD1 - Residential Areas**

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary

uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

#### Policy PM1A - Placemaking

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

#### Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

### **Proposed Perth and Kinross Local Development Plan 2 (LDP2)**

Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.

The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

### **OTHER POLICIES**

Perth & Kinross Council's Draft Placemaking Guide 2017 states that;

*"New development should acknowledge the scale and form of the surrounding buildings. This can make a huge difference to the visual impact of a development. Whilst it is not desirable to copy traditional buildings, it is important to harmonise with them."*

*Proportion is a fundamental element of architecture, and relates to the building as a whole and also as sections working harmoniously together. Individual elements of a building must work together to create a coherent design that balances. The building envelope, windows and doors, eaves and roof ridgeline should all work in balance with each other”.*

## **CONSULTATION RESPONSES**

None undertaken.

## **REPRESENTATIONS**

None received.

## **ADDITIONAL INFORMATION RECEIVED:**

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	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 2016 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**

The site lies within the settlement boundary of St Davids where the main residential and placemaking policy considerations of note seek to ensure that new development is appropriate to its location and does not result in any adverse negative impacts. It is considered that whilst there is merit in the principle of the works; the detailed scheme forwarded does not comply with policy aspirations given the lack of relationship to the host unit, the excessive scale and unbalanced nature of the works and anticipated detrimental impacts.

### **Visual Amenity, Design and Layout**

The house is set within the one of the former garden riggs of the original houses situated to the north. Access is via the unclassified road to the side of

the house which leads to Craigmuir. A number of outbuildings exist to the rear of the house.

The property has been situated close to the eastern boundary of the plot, in a position which runs approximately parallel to the C459 road to the south. The bulk of the amenity space is forward of the building line, between the house and adjoining public roads.

The proposals essentially seek to form additional accommodation over two levels which will wrap around the rear (north), eastern gable and front (south) sides of the house. A new pitched roofed wing of around 7.350 x 10.610 x 7.20 metres in size, providing a new ground floor kitchen, study, shower room, utility and entrance porch is proposed on the ground floor with two bedrooms and a master bathroom above. The ridge height will match that of the existing house. Four pitched roofed dormers are proposed within the extension, including a larger unit in the master bedroom. A further two dormers are proposed to be installed in the existing south facing roof plane.

The single story extension will feature a hidden flat roof with semi-hipped sides that is intended to run from the new rear wing down the side and around to the front (southeast) corner of the house. Plans indicate that five roof lights will be installed in the structure along with two large picture windows and double set of uPVC doors.

Other work includes a flue which will protrude past the ridge height of the new two storey extension; the installation of two further set of sliding doors and part cladding of the exterior in timber boarding.

The cumulative impact of the various alterations and extensions is likely to be visually at odds with the existing house and nearby properties given the contrasting scales, lack of symmetry and uniformity in the proposals.

There is scope to enlarge and provide a more contemporary finish to the property; the proposals (including fenestration, doors and associated work) will require to be streamlined however to provide a less cluttered and more proportionate development which is more in keeping with the scale of the existing house and character of the surrounding area.

### **Residential Amenity**

Although there are no immediate houses adjacent to the proposals, the introduction of windows closer to the boundary line could impact on established amenity levels.

### **Landscape**

St Davids has a distinct landscape character which predominantly consists of Beech boundary hedging. At some point in the recent past the beech hedge which bordered the public road has unfortunately been removed and a stark fence installed which is out of keeping with the surrounding area. No permission appears to have been sought or obtained for the fence.

The application form indicates that no other landscape features will be impacted by the proposals under consideration.

#### **Roads and Access**

No changes proposed.

#### **Drainage and Flooding**

No changes proposed.

#### **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 limited to the construction phase of the development.

#### **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

#### **APPLICATION PROCESSING TIME**

The recommendation for this application has been made outwith 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 scale, excessive proportions, poor form, design, composition and proximity to boundaries would over-develop, overwhelm and unbalance the existing dwellinghouse resulting in development which will impact negatively on established amenity levels and be out of keeping with the character and appearance of the existing house and surrounding built environment.

Approval would therefore be contrary to Policies RD1, PM1A and PM1B(c & d) of the Perth and Kinross Local Development Plan 2014



which seeks to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings in terms of design, appearance, height, scale and massing.

**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**

19/00078/1

19/00078/2

19/00078/3

19/00078/4

19/00078/5

19/00078/6

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**Date of Report**

29/3/19

