

TCP/11/16(236)
Planning Application 12/02055/FLL – Alterations and extension to dwellinghouse at Dall Mill, Dall, Pitlochry, PH17 2QH

**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 000059122-001

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:

Colin A Smith Architect -
CASA

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

Ref. Number:

Building Name:

Treetops

First Name: *

Colin

Building Number:

Last Name: *

Smith

Address 1 (Street): *

Dull

Telephone Number: *

01887 820815

Address 2:

Aberfeldy

Extension Number:

Town/City: *

Perthshire

Mobile Number:

Country: *

UK

Fax Number:

Postcode: *

PH15 2JQ

Email Address: *

colin@casarchitect.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="Other"/>
Other Title: *	<input type="text" value="Mr and Mrs"/>
First Name: *	<input type="text" value="R"/>
Last Name: *	<input type="text" value="Benson"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

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

Building Name:	<input type="text" value="Dall Mill"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="Dall"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Kinloch Rannoch"/>
Country: *	<input type="text" value="Perthshire"/>
Postcode: *	<input type="text" value="PH17 2QH"/>

Site Address Details

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

Address 1:	<input type="text" value="Dall Mill"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Dall"/>	Town/City/Settlement:	<input type="text" value="Pitlochry"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH17 2QH"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="756820"/>	Easting	<input type="text" value="259184"/>
----------	-------------------------------------	---------	-------------------------------------

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)

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.

See separate Statement and appendices.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

☐ Yes ☒ No

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)

Review Statement, Appendix 1, Appendix 2, Appendix 3, Appendix 4, Email on Flooding 1, email on flooding 2, and email from Planning Officer

Application Details

Please provide details of the application and decision.

What is the application reference number? *

12/02055/FLL

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

26/11/12

Has a decision been made by the planning authority? *

☒ Yes ☐ No

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

28/01/13

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 conducted by a combination of procedures.

Please select a further procedure *

Inspection of the land subject of the appeal. (Further details below are not required)

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)

An inspection of the site will be important to appreciate the design response of the proposals and see the level of screening.

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)

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: Colin Smith

Declaration Date: 12/03/2013

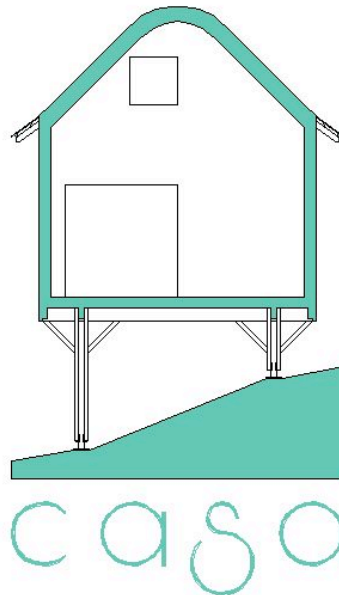
Submission Date: 12/03/2013

**Alterations and Extension to
Existing Dwellinghouse
DALL MILL
Dall
Loch Rannoch
PH17 2QH**

For Mr and Mrs Robert Benson

Planning Application Reference: 12/02055/FLL

**SUPPORTING STATEMENT to
NOTICE of REVIEW**



colin . andrew . smith . architect
treetops . dull .
aberfeldy . perthshire . PH15 2JQ
01887 820815
colin@casarchitect.co.uk

1.0 INTRODUCTION

- 1.1 This statement should be read in conjunction with the Notice of Review submitted on behalf of Mr and Mrs Robert Benson for the extension to dwelling house, Dall Mill, Dall, Loch Rannoch PH17 2QH. The planning application, (12/02055/FLL), was refused by Perth and Kinross Council on 28th January 2013.
- 1.2 The proposal sought Planning Permission to extend the existing dwelling House to form a fully accessible dwelling house for Mr Benson who has a mobility disability. The extra accommodation therefore requires to be generously proportioned to allow for wheelchair accessibility. The house will be the main residence for Mr and Mrs Benson.
- 1.3 We strongly contest the council's reasons for refusal of the planning application for the reasons set out in this statement.

2.0 PERTH AND KINROSS COUNCILS REASONS FOR REFUSAL 1

- 2.1 Policy 2 in the Highland Area Local Plan 2000 includes reference to a number of detailed criteria, which all developments are required to be assessed against and Policy 5 sets out a number of criteria which design has to be assessed against.

Reason 1 in the refusal notice is that the '**proposed extension by reason of its bulk and design would detract from the appearance of the existing unit, resulting in an unbalanced and unsympathetic extension, out of scale and out of keeping with the character and appearance of the existing dwellinghouse and surrounding traditional built development.**' And therefore contrary to policy 2 and 5 of the HALP 2000.
- 2.2 It is the applicant's belief that the Planning Officer is incorrect in her determining reasons and the following paragraphs in this section examine each of the criteria in the above mentioned policies (in the absence of what specific criterion the decision is based on) to demonstrate compliance with all of them.
- 2.3 Policy 2(a) states '**the site should have a landscape framework capable of absorbing, and if necessary screening the development**'. The planning officers report of handling states that the '**although set within a wooded curtilage, the property is visible, particularly in winter months...as such the visual impact ...will extend past the confines of the site boundary.**'
- 2.4 The curtilage has a wooded setting and the photograph at the beginning of the report of handling demonstrates how effective this screening will be (in winter) as the tree trunks from the public road screen the position of the extension completely. Please also find attached APPENDIX 1, which shows other views from the public road further demonstrating an excellent level of screening. The development therefore complies with policy 2(a) as it is set within an existing mature landscape framework, which offers excellent screening.
- 2.5 Policy 2(b) states '**regard should be had to the scale, form, colour, and density of development within the locality.**' In addition the report of handling states that the extension '**is wholly at odds with the form, function and materials presently insitu.**'
- 2.6 The existing dwelling house is a converted mill building. The form of the extension has come from looking at how a mill might be extended and an obvious addition would be a 'Kiln' type building where the items to be milled might have been dried

prior to being milled. The hipped roofed section, which contains the lounge, is a contemporary interpretation of this type of building.

- 2.7 Whilst it is accepted that the extension is slightly higher than the Mill the architectural design has considered this issue by reducing the scale of the part of the extension, which touches the Mill – making the extension two individual smaller parts, which have the consequence of reducing the perceived scale and mass of development.
- 2.8 The decision notice suggests that the materials of timber cladding, profiled metal roof and steel under structure are not compatible with the existing building. The existing Mill already has horizontal timber cladding. The existing building was formerly an industrial mill one would therefore expect profiled metal roofing and steel to be wholly in keeping with this heritage and indeed complimentary. The colours are all in a palette of grey, which is akin to the colour of the existing stone and slate and blends with the colour of the bark on the surrounding woodland.
- 2.9 The proposal is therefore compliant with policy 2(b)
- 2.10 Policy 2(c) states '**development should be compatible with its surroundings in land use terms.**' The application is an extension to an existing dwelling so the land use is already set. The policy is therefore compliant with this policy.
- 2.11 Policy 2(d) states '**The local road network should be capable of absorbing additional traffic.**' There will be no additional traffic as it is an extension to an existing dwelling'.
- 2.12 Policy 2(e) refers to drainage, water and education provision, which again does not apply to this development as it is an extension to an existing dwelling.
- 2.13 Policy 2(f) states that '**the site should be large enough to accommodate the impact of the development.**' The site being 4.5 acres is substantial and could not be seen as too small for the development. The proposals therefore comply with Policy 2(f)
- 2.14 Policy 5(a) states that good design will require '**the use of appropriate high quality materials.**' The materials proposed in the design of the building are all traditional high quality materials. Profiled zinc sheet is used in a contemporary manner but mimics the use of corrugated metal sheet, which has been used in Scottish buildings for over 180 years. Timber cladding, which is used to tie in with the timber cladding on the existing building and painted timber windows, both materials used regularly in rural areas with no qualitative negativity. The proposals therefore comply with this policy.
- 2.15 Policy 5(b) states that encouragement will be given to '**innovative modern design**'. The design ethos of the extension is about contrast and not about mimicking the existing building. This design strategy has resulted in a contemporary addition which pays homage to the host buildings past use through form and scale; it is clearly modern in its architectural expression whilst understanding the past. The extension will be built with a super insulated building envelope and windows have been positioned to maximise natural light and solar gains to ensure low energy use. All in compliance with the ethos in policy 5(b)
- 2.16 Policy 5(c) encourages the '**avoidance of the use of extensive under-building on steeply sloping sites.**' The extension does not have excessive under-build and all levels relate to the existing buildings. Compliance with 5(c) is therefore met.
- 2.17 Policy 5(d) states that '**the proportions of any building are in keeping with its surroundings.**' and Policy 5(e) requires that the '**development fits its location**'.

These policies can be read together with Policy 2(b) as discussed in paragraphs 2.5 to 2.9. The extension is considerably smaller in footprint to the existing building although quite a large extension. The space is needed to make the house accessible for the wheelchair use of the client and to locate a disabled lift etc. Good design has ensured that its fit is complementary to the existing Mill. The only other buildings in the vicinity are a chalet, and various other timber ancillary buildings of no architectural merit. The settlement of Dall is a considerable distance away and therefore any fit would be within the immediate wooded surroundings. The proportion of the **'surroundings'** have therefore been sensitively considered in this application and therefore in compliance with the policies 5(d) and 5(e).

2.18 All the above discussions very clearly demonstrate that all the criteria, without exception, have been adhered to in this application for reason 1 in the decision notice. The Planning Authority has therefore been wrong in using Policy 2 and 5 of the HALP in refusing this application.

2.19 Note APPENDIX 4 which gives some explanations as to the design.

3.0 PERTH AND KINROSS COUNCILS REASONS FOR REFUSAL 2

3.1 Reason 2 in the refusal notice states that **'the design forwarded does not compliment its surroundings in terms of height, scale, massing, materials, finishes and colour. The development is as a result contrary to Placemaking policies PM1A and PM1B of the Proposed Local Development Plan 2000.'**

3.2 Firstly it is assumed the plan referred to is the 2012 Plan and not the 2000 as noted. These reasons are very similar to those in Reason for refusal 1 and it is not intended to repeat the arguments. The arguments made already in 2.0 above stand.

4.0 PERTH AND KINROSS COUNCILS REASON FOR REFUSAL 3

4.1 Reason 3 states that **'the proposal is contrary to the Scottish Governments 'Designing Places' which seeks to ensure good design at all scales of development'** suggesting that the proposals are poor design. Again the above arguments in section 2.0 above refute this and the proposals have been well considered in design terms. Whilst it is acceptable that this document is a material consideration it should be noted that it is also a policy statement which states on page 3 that **'The statements themes will be developed in further documents with more detailed operational guidance.'**

4.2 Further guidance that has come forward since the 2001 policy statement is the 2005 Planning Advice Note 72 titled 'Housing in the countryside.' A far more appropriate document in its detail to consider design in a rural location.

4.3 The chapter on design is particularly informative being split into sections on Scale, Materials and details. The document **'encourages the best of contemporary design'**, it also suggests that **'More use of timber cladding needs to be encouraged'** both aspects of the proposed extension amongst others which are too numerous to detail. What is most interesting however are the images dotted throughout the document which have similarities to the images found in Designing Places – depicting in the majority of cases examples of contemporary architecture in many different situations. The design of this extension wholly takes account of these documents.

4.4 These national documents encourage good design. Mr and Mrs Benson are both committed to good design. The reason they appointed the Architect Colin Smith of CASA was due to his track record in design excellence. CASA was formed six years

ago and in that time has been awarded eight architectural awards, one British national (Roses Design Awards), two Scottish national (Scottish Design Award and Saltire Design Award) and five regional (Dundee Institute of Architects Awards). This proven design experience and skills have been used in the design of the proposed extension.

- 4.5 It is the considered opinion that the design of this extension wholly works to the principles of Designing Places. The Planning Officer is therefore wrong in using this as a reason for refusing the application.

5.0 PERTH AND KINROSS COUNCILS REASON FOR REFUSAL 4

- 5.1 Reason 4 suggests that '**Insufficient information has been submitted to ascertain whether the development site is at risk from flooding or impacting on the storage capacity of the flood plain.**' Please find attached the two email communications with Russell Stewart the Flood Prevention Officer.
- 5.2 It should be noted that by removing the habitable accommodation at ground level and replacing it with non-habitable entrance, lift and storage accommodation with the rest of the accommodation being stilted is the design being a direct response to its location in the flood plain. Another aspect demonstrating good design. The planning Officer has ignored this practical aspect of the design.
- 5.3 The report from the flood prevention officer was not made available to the applicant until after the determination process preventing the architect the ability to respond to the flooding issue during the application determination period.

6.0 OTHER FACTORS TO NOTE

- 6.1 It should be noted that the decision notice has been dated 28th January 2013. See attached email correspondence with the planning officer all dated after this date. It is with some surprise therefore that the Planning Officer did not want to discuss the merits of the application because of the tight timescales or allow a 'stop the clock' to happen on the application when in the end the notice was backdated.
- 6.2 APPENDIX 2 explains the applicants' position and gives some background to the brief for the project.
- 6.3 Find attached APPENDIX 3, which shows an image from the Scottish Governments document 'The Development of a policy on Architecture for Scotland' which preceded the Designing Places Statement already referred to in this report. It should be noted the similarities in the form making and material use to the proposed design. A design, which is the extension to an existing Mill. This image was put forward as an exemplar for design.
- 6.4 The planning officer has not taken account of the following applications; both refused by Perth and Kinross Council for similar design reasons and overturned by the Local Review Board. Application 11/01708/FLL was an application for an extension to Waterfall Cottage, Acharn, Kenmore. Application 10/01827/FLL was an extension to Edradour Distillery House, Edradour, Pitlochry. The Local Review Board approved both of these applications. They should be used as a material consideration on the determining of future similar applications, and used for interpretation of policy. They were both large extensions with an element higher than the host building where due to similar sensitive design were found to be acceptable in policy terms.

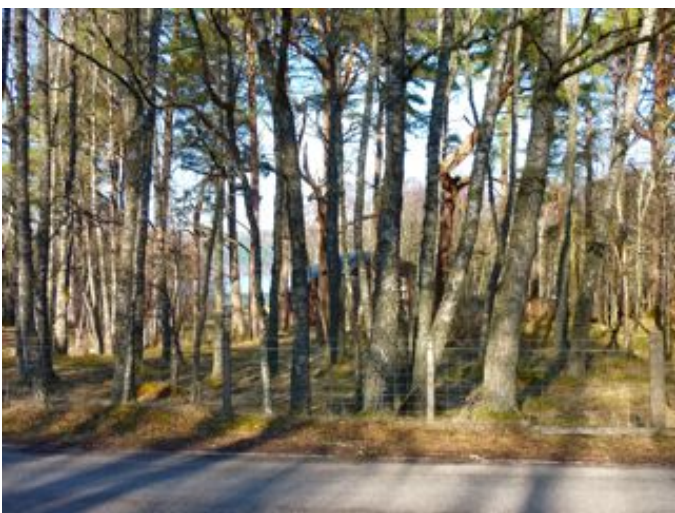
7.0 CONCLUSIONS

- 7.1 The proposed application seeks to extend Dall Mill to a required size for the applicants' mobility needs. The extension provides generous accommodation to allow Mr Benson to move about in one accessible level without being impeded. It also includes for a lift and extra wide staircase with generous landings to access this accommodation from Ground Level.
- 7.2 The planning officer is judging design on the subjective matter of style by stating that it is 'ultra contemporary'. Design is more important than style and the development as proposed is a good fit through the use of complementary forms for a Mill building, the re-use of existing openings, the considered use of compatible quality materials, the orientation for views out and light in, the internal spaces to suit disability and modern living, the choice of colour, mitigation of flood risk and matching the scale and proportions of the existing building. These are all objective factors considered by the Architect, which combined results in good design. The Planner is therefore wrong in refusing the application on design grounds.
- 7.3 There is an excellent level of existing screening to the development, which will result in the extension only being seen when you are wholly within the curtilage of the site, the grey palette of colour has been specifically chosen to blend with the various bark of the screening trees.
- 7.4 There are no significant flooding issues as the innovative design has counteracted this risk through the use of stilted structure and replacing some existing habitable accommodation with non-habitable. The Flood prevention Officer has since withdrawn his objection.
- 7.5 There were no other technical difficulties, infrastructure issues or objections raised by this application.

APPENDIX 1

Images, depicting view from public road, looking towards Dall Mill, in winter. Each pair of images is one of a normal view and one fully zoomed from the same location demonstrating the excellent screening provided by the existing trees. Images are taken from East to West.









The planning officer states in her report that **'although set within a wooded curtilage, the property is visible, particularly in winter months from the nearby public road which circumvents the loch; as such the visual impact of the development will extend past the confines of the site boundary'** All these photographs were taken from the public road in winter and have to be zoomed for Dall Mill to be seen in any way. The Planning officer is therefore wrong in her aspersions.

GENERAL PHOTOGRAPHS OF DALL MILL WITHIN THE CURTILAGE OF THE SITE



APPENDIX 2

Dall Mill Extension Personal Statement from Bob and Anne Benson 3/11/2013

Firstly, we would wish to complement our architect for his contemporary sensitive extension design to this very old industrial building which also meets our functional requirements as set out in our specification. His approach entirely meets our expectations particularly as he has both addressed the disability mobility requirements for Mr Benson - a key matter – and overcoming any potential flooding issues. We specifically appointed this architect as he has achieved a track record of awards within Perthshire for contemporary design based on vernacular rural themes. We are aware that even within a private screened site we have a responsibility to set a proper standard on a loch side setting and have confidence that we have achieved this.

Bob Benson has a permanent walking disability, which is restricting his ability to climb the narrow curved stair in Dall Mill up to the kitchen and sitting room. The proposed alterations are to make Dall Mill accessible to suit Bob's current and future independence needs as a disabled person. We are over 60 and Dall Mill is now our permanent home. The specification of the proposed extension alterations to Dall Mill would create an accessible living space for him.

In 2012 we applied to PKC Planning authorities to build a new ground floor accessible home, which would have allowed us to continue running and expanding the successful self-catering business at Dall Mill. We chose the only part of our curtilage, which was clearly above flood plain and was to be shielded both from the road (by a new hedge) and Dall Mill with a stand of mature Scots Pines and Rowan thicket. The building proposed was a contemporary design with a modern glass, steel and timber construction to high eco-standards, which was subsequently rejected by the planners. No adverse comments were made about its design or construction. It was suggested by Councillors at the Review that we should consider other sites in the grounds for further development.

Further to the Planning refusal we considered a number of options including extending Dall Mill. It was decided that an extension to Dall Mill with a limited ground floor footprint incorporating the existing porch seemed the most viable approach. By creating the bulk of the additional floor space at first floor level, on stilts, we would both create an upstairs fully accessible living area and address flood plain issues.

Changes to the integrity of Dall Mill have been kept to a minimum comprising of altering a few stud partition walls downstairs, removal of the internal stair, creating a more accessible stair with an 'Invalift' within the entrance way of the proposed extension. A new fully accessible bathroom would be built in the current stair-well space, with the living room converted to a bedroom with dressing room and extended upper level sitting room built out from the kitchen.

We are therefore dismayed that the planning officials report has failed to recognise the quality of the design, its alignment with good design guidance and practice, and meeting planning policies. In compiling the report the officers have not undertaken due diligence as a basic requirement of all planning applications in meeting deadlines, providing information to us which we could have addressed as part of normal dialogue within our application e.g. flooding matters and design. Instead

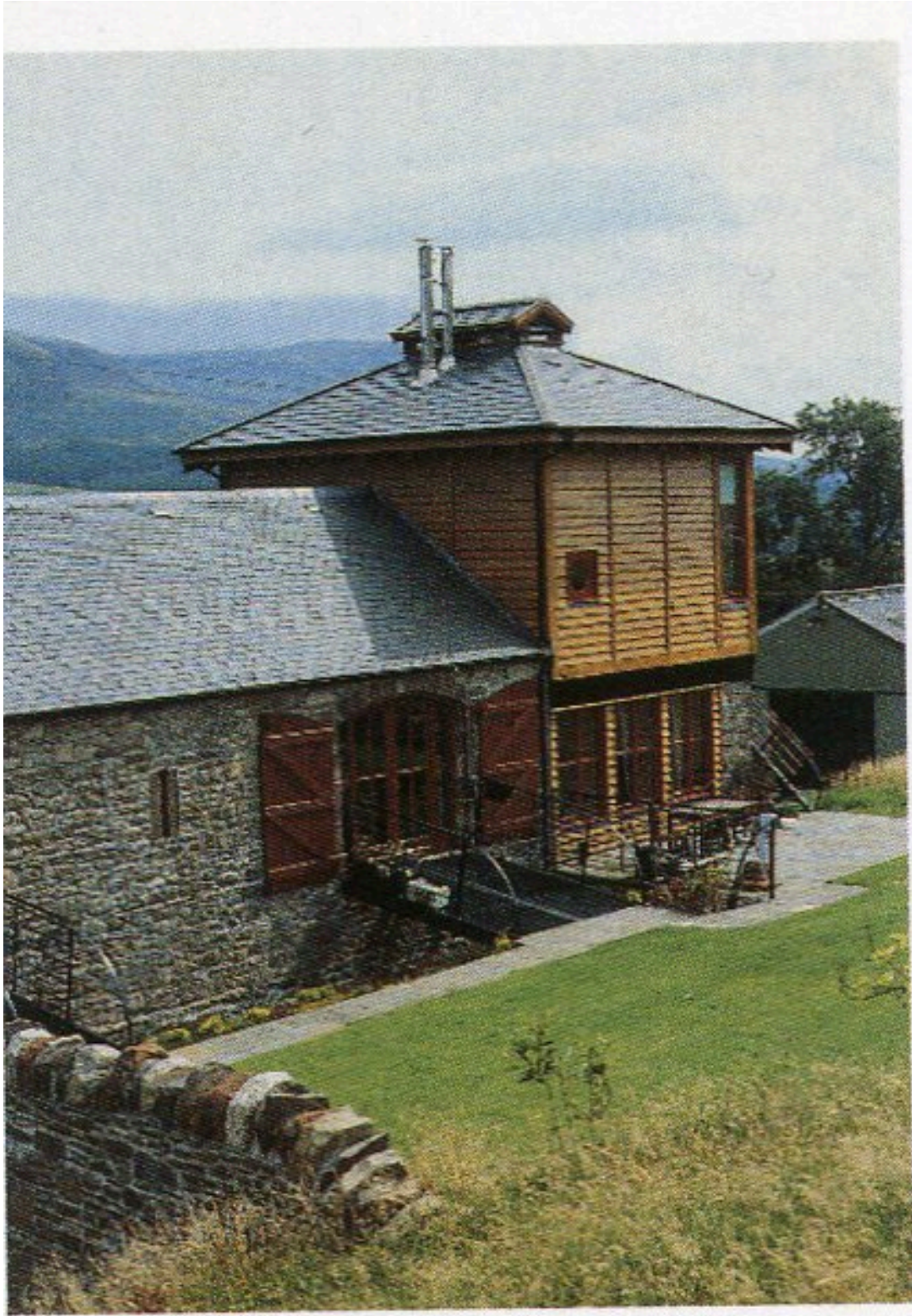
what we received was a cursory appraisal of our application based on an assessment about design not informed by good guidance on rural build.

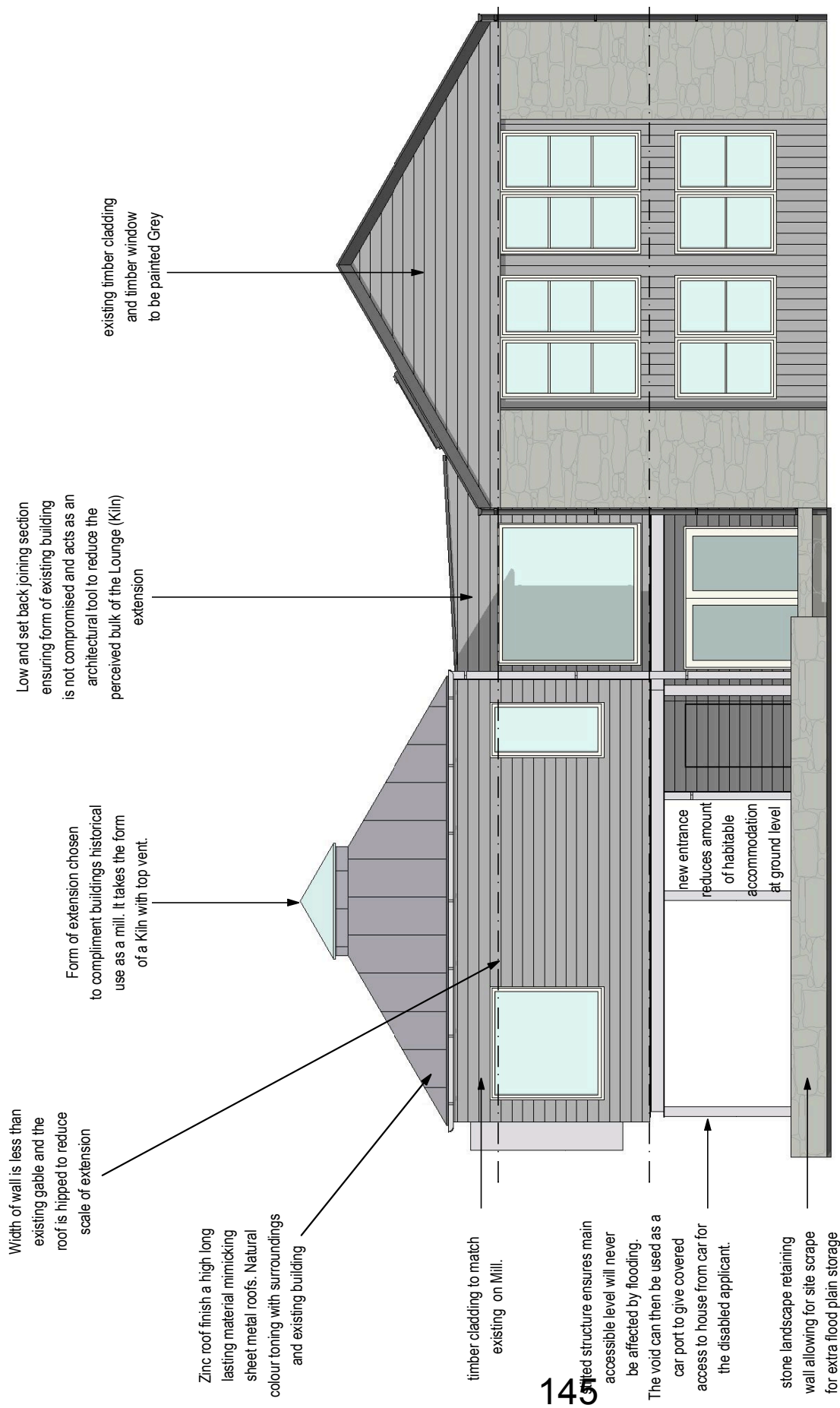
In a subsequent post-decision meeting with Councilor Howie, planning officers (Brian Stanford and Alma Bendall), the architect and ourselves an impression was given that a subjective decision had been made about our design at pre-decision stage without the relevant expertise to substantiate that viewpoint. Given this decision further discussion with our architect to promote the merits of our case were discouraged. We cannot accept that this approach is fair or acceptable for an expert public planning function.

Closing our successful self-catering business has been disappointing however we look to further ways of supporting our community. We have made a clear determination to reside in Rannoch and to further support the local economy in what is already a fragile community. This proposal would enable us to remain at Dall Mill for a very long time even where disability is an issue provided there is a fully functioning accessible house. We hope that you will recognise the merit and necessity of our case.

APPENDIX 3

Exemplar Design of an extension to an existing Mill Building as published in the Scottish Governments publication 'The Development of A Policy on Architecture for Scotland.' The publication preceding 'Designing Places'





All colours being of a grey palette compliments existing building and the bark of the wooded setting


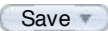
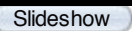
Structure of extension is light and airy in contrast to the heavy solid existing mill

Amendments:

Extension and Alterations to DALL MILL
Dall
Loch Rannoch
Perthshire, PH17 2QH

for: Bob and Anne Benson
status: Appeal
title: South View
drawing no: 206-01A
scale: rnts @ A4
Date March 2013

copyright by Colin A Smith the arsis
all rights reserved

From: colin Smith <colin@casarchitect.co.uk>
Subject: 12/02055/FLL
Date: 31 January 2013 13:48:43 GMT
To: rsstewart
Cc: abcondliffe@pkc.gov.uk, nbrian@pkc.gov.uk, Alma Bendall <AJBendall@pkc.gov.uk>, Robert Benson
[REDACTED], Anne Benson [REDACTED]
 2 Attachments, 2.6 MB  

Dear Russell

EXTENSION TO DALL MILL, DALL, RANNOCH FOR MR AND MRS R BENSON
12/02055/FLL

Further to your colleagues memo of 10th December 2012 which I only became aware of yesterday and your subsequent very helpful telephone conversation today I respond as follows:

As you will notice only a corner of the Dall Mill is within the flood area.

The operative word in SPP paragraph 197 is 'significant'. There clearly will not be any significant affect on local flooding as the extension at ground floor is modest in size with most of the new accommodation created being at first floor level. This type of development is the reason for the existence of paragraph 197 - to allow small increases in floor area of existing buildings within the flood plain area - as this generally will not have any adverse flooding impact.

There is 13.5m2 of ground floor habitable accommodation being removed in the form of a sun room and replaced by 19m2 of non-habitable entrance area including the stair and lift but excluding the external bin storage. This entrance area requires to be of a reasonable size as my client is mobility disabled and requires space for access and mobility equipment. We have also made the floor here solid for a tiled finish which is suitably flood resistant and the lift is hydraulic which does not require a large pit. The rest of the extension is on a stilted structure and would therefore be above any potential flood level. The extension is not in real terms significantly larger.

You will notice that we have included for an external retaining landscape wall. This is to allow for a scrape of the ground to be made as the existing finished external ground level is higher than the internal. This improves the status quo risk of flooding in this location and adds flood storage area. Notwithstanding the fact that there are no other houses in the near vicinity, which could be affected in the unlikely scenario that this extension changes the hydrology, to the extent that flooding occurs elsewhere.

Furthermore please find SEPA levels at the Rannoch Gauge. As you will see since 1991 one of the highest levels recorded at Rannoch guage was on the 16th of January 2007. Please also find attached photograph taken around that time by my client when the water at Dall was at its highest. You will notice the mill in the background is nowhere near the high water line.

I find it frustrating that this application is about to be refused for flood reasons when clearly Paragraph 197 has been considered in the design process especially when your memo was not made available until after the determination date, even although it was written on 10th December 2012.

It is even more frustrating that application 12/01587/FLL was granted towards the end of 2012 where an existing house is being demolished and significantly increased in size when the existing house and replacement house wholly sits within the SEPA flood plain area - and flooding was not even considered or consulted on.

I trust however you can view this application differently in considering the above information and remove your objection regarding non-compliance with SPP paragraph 197.

yours sincerely

Colin A Smith Architect - CASA
Treetops
Dull
Aberfeldy
Perthshire
PH15 2JQ
01887 820815
colin@casarchitect.co.uk
www.casarchitect.co.uk



[Kinloch Rann...xls \(28.0 KB\)](#)



From: colin Smith <colin@casarchitect.co.uk>
Subject: Re: 12/02055/FLL
Date: 6 March 2013 17:21:22 GMT
To: Russell Stewart <RSSStewart@pkc.gov.uk>

On 6 Mar 2013, at 12:25, Russell Stewart wrote:

Hi Colin,

Sorry for the delay in responding. I sent an email to Alma Bendall yesterday confirming the following:

The development is on the edge of the flood plain, therefore, if suitable compensatory storage can be provided for the loss of flood plain due to the additional development then I would have no issues. This is likely to be achieved by re-contouring of the garden area (within the extent of the flood plain) around the property.

Furthermore, the development should be constructed to be flood resilient i.e. concrete or tile floors, sockets higher than usual etc. I think you suggested the construction was generally considered to be flood resilient in any case.

Regards
Russell

From: colin Smith [<mailto:colin@casarchitect.co.uk>]
Sent: 12 February 2013 16:53
To: Russell Stewart
Subject: 12/02055/FLL

Dear Russell

Further to my email below and although the application has now been refused, I would still appreciate a response to whether it is your opinion that the extension constituted a substantial flood risk. In light of the information given below.

Much appreciated

Regards

Colin
Colin A Smith Architect - CASA
Treetops
Dull
Aberfeldy
Perthshire
PH15 2JQ
01887 820815
colin@casarchitect.co.uk
www.casarchitect.co.uk

From: colin Smith <colin@casarchitect.co.uk>
Subject: Re: 12/02055/FLL
Date: 30 January 2013 14:08:49 GMT
To: "Alma Bendall" <AJBendall@pkc.gov.uk>
Cc: abcondliffe@pkc.gov.uk, nbrian@pkc.gov.uk, Robert Benson [REDACTED]

Alma

I have tried to phone you this morning unsuccessfully.

Can you please give me your reasoning for recommending refusal.

I have noticed this morning that the flood report was written 10th December, it was not however on the website yesterday so today is the first time I have been aware of the objection. Should this report not have been presented to me earlier, rather than the day after the determination date. The flood prevention officer has clearly not realized that an existing extension is being removed and replaced with a new entrance at ground floor level and the rest of the extension is at first floor level supported on stilts to avoid any flooding issues. The memo is therefore wrong by suggesting that the proposed extension will have a significant affect on local flooding problems. I have spoken to Drew Strang from flooding today and he is going to get Russell Stewart to look into this.

I read between the lines that you also have a concern with the design. Please provide further details as to your concerns. The extension is designed so as my client who is mobility disabled can live in the fully accessible first floor level. The form of the extension reflects the traditional forms which relate to mill buildings - it has the appearance of a traditional kiln. As you will be aware the building is not listed, it is heavily screened by mature trees from the road and is not within sight of any neighboring properties. I do not therefore understand how the design can be so wrong in this situation to merit a refusal.

Can you please revisit your reasons for refusal in light of the above prior to a decision being made. I am willing to accept stopping the clock on this application until the above points are discussed.

Regards

Colin

Colin A Smith Architect - CASA
Treetops
Dull
Aberfeldy
Perthshire
PH15 2JQ
01887 820815
colin@casarchitect.co.uk
www.casarchitect.co.uk

On 30 Jan 2013, at 12:12, Alma Bendall wrote:

Colin

Sorry for not getting back in touch sooner; I went out on site yesterday afternoon thinking it was a better forecast than today – how wrong was I.

In regards to the above, I can advise that the recommendation is a negative one. The decision has, as far as I am aware been typed and is awaiting an official signature before it is sent out to you. I would expect this will be issued tomorrow.

I discussed the proposals at length with a senior officer before the report was done. The impending deadline for determination impacted on the possibility of contacting you to enquiry about potential design changes.

Can I suggest therefore that if you client is minded to amend the plans then we have a quick chat about it, and you forward plans for comment before re-submitting? In event that you appeal to LRB then be aware that I also had a response advising against the proposals from the flood risk section.

I appreciate this is disappointing; once you are in receipt of the paperwork then I am happy to discuss matters further with you.


You will however appreciate this at the moment is my expectation of the outcome rather than confirmation.

If you have not received anything by the end of the week then please get back in touch.

Regards

Alma Bendall
Senior Technician - Planning and Regeneration
Perth and Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Phone: 01738 475358
Email: AJBendall@pkc.gov.uk
Website: www.pkc.gov.uk

 Please don't print this e-mail unless you really need to

From: colin Smith [mailto:colin@casarchitect.co.uk]
Sent: 29 January 2013 12:57
To: Alma Bendall
Cc: Robert Benson
Subject: 12/02055/FLL

Dear Alma

Extension to Dall Mill, Dall, Rannoch
For Mr and Mrs R Benson

12/02055/FLL

It is noted that the decision date is today for the above application. A phone call today confirmed that the recommendation report had been written. Are you able to tell me what the recommendation is for this application?

Thanks

Colin

Colin A Smith Architect - CASA
Treetops
Dull
Aberfeldy
Perthshire
PH15 2JQ
01887 820815
colin@casarchitect.co.uk
www.casarchitect.co.uk

the intended recipients. If you are not an intended recipient, you must not disclose, copy, or distribute its contents or use them in any way: please advise the sender immediately and delete this email. Perth & Kinross Council, Live Active Leisure Limited and TACTRAN do not warrant that this email or any attachments are virus-free and does not accept any liability for any loss or damage resulting from any virus infection. Perth & Kinross Council may monitor or examine any emails received by its email system. The information contained in this email may not be the views of Perth & Kinross Council, Live Active Leisure Limited or TACTRAN. It is possible for email to be falsified and the sender cannot be held responsible for the integrity of the information contained in it. Requests to Perth & Kinross Council under the Freedom of Information (Scotland) Act should be directed to the Freedom of Information Team - email: foi@pkc.gov.uk General enquiries to Perth & Kinross Council should be made to enquiries@pkc.gov.uk or 01738 475000. General enquiries to Live Active Leisure Limited should be made to Leisure@liveactive.co.uk or 01738 492440. General enquiries to TACTRAN should be made to info@tactran.gov.uk or 01738 475775. Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

TCP/11/16(236)
Planning Application 12/02055/FLL – Alterations and extension to dwellinghouse at Dall Mill, Dall, Pitlochry, PH17 2QH

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr and Mrs R Benson
c/o Colin A Smith Architect - CASA
Treetops
Dull
Aberfeldy
Perthshire
PH15 2JQ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 28th January 2013

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/02055/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 29th November 2012 for permission for **Alterations and extension to dwellinghouse Dall Mill Dall Pitlochry PH17 2QH** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. In the interests of visual amenity; the proposed extension by reason of its bulk and design would detract from the appearance of the existing unit, resulting in an unbalanced and unsympathetic extension, out of scale and out of keeping with the character and appearance of the existing dwellinghouse and surrounding traditional built development. Approval would therefore be contrary to Policies 2 and 5 of the Highland Area Local Plan 2000.
2. The proposals do not pay sufficient regard to the character and amenity of the local environment, and the design forwarded does not compliment its surroundings in terms of height, scale, massing, materials, finishes and colours. The development is as a result Contrary to Placemaking Policies PM1A and PM1B of the Proposed Local Development Plan 2000.
3. The proposal is contrary to the Scottish Governments "Designing Places" which seeks to ensure good design at all scales of development. The proposed extension will create an unacceptable visual impact to the detriment of the existing building and wider environment.

4. Insufficient information has been submitted to ascertain whether the development site is at risk from flooding or impacting on the storage capacity of the flood plain.

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 site lies within a Flood Risk Area and if the applicant intends to reconsider the extension of the property, then they should take the comments of the Flood Prevention Authority into account in order to overcome their concerns.

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

12/02055/1

12/02055/2

12/02055/3

12/02055/4

12/02055/5

12/02055/6

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/02055/FLL
Ward No	N4- Highland

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: Dall Mill Dall Pitlochry PH17 2QH

APPLICANT: Mr and Mrs R Benson

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 11 January 2013

OFFICERS REPORT:



Planning application relates to a detached converted mill property situated within a wooded enclave on the south side of Loch Rannoch. The two storey property is used for holiday letting purposes and is of traditional stone and slate construction, retaining elements of the buildings simple architectural detailing and character.

The former Rannoch School and other dispersed rural properties exist in the vicinity of the development, in the area known as Dall. The site lies within the Loch Rannoch and Glen Lyon National Scenic Area.

Consent is sought to erect a new two storey wing on the west elevation of the mill building. Plans indicate that the development will be ultra contemporary in nature, featuring accommodation partly on stilts, metal clad roofing, horizontal timber boarding to walls and extensive fenestration. New accommodation comprises a first floor lounge, sunroom and deck affording views out over the surrounding countryside; with double carport (under lounge), entrance foyer and utility areas on ground floor.

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 as amended by Planning Etc (Scotland) Act 2006 require that planning decisions be made in

accordance with the development plan unless material considerations indicate otherwise. The 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. The most relevant policies of the Highland Area Local Plan (HALP) in this instance are Policies 2, 5 and 7. The proposed Development Plan is also a material consideration in this instance.

It is clear from the plans that the extension will be set at a higher level than the existing Mill and proposes a design which is wholly at odds with the form, function and materials presently insitu. The original integrity of the pitched roofed mill will be radically altered by the height, extent, design and relationship of the lean-to and hipped roofed additions.

Although set within a wooded curtilage, the property is visible, particularly in winter months from the nearby public road which circumvents the loch; as such the visual impact of the development will extend past the confines of the site boundary.

Whilst I have no objections to a progressive modern approach being taken, I consider the scheme forwarded is detrimental to the visual amenity of the area, as the new wing will dominate the existing building and be out of keeping with the host building. The development as a result does not meet the terms of the principle development plan policies which are applicable.

Comments have been received back from consultee's. Of particular note is the response from the flood risk section who have advised against the approval of the extension on the grounds of flood risk within the 1/200 year outline and due to the potential affect on the storage capacity of the functional flood plain.

In view of the above, I cannot support the proposals in their current form and consider that the application should be refused as being contrary to both the Highland Area Local Plan and Proposed Development Plan.

National Guidance 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.
-

The most relevant paragraphs are as follows:

- Paragraphs 92 - 97 which relate to Rural Development
- Paragraphs 125 - 148 which relate to Landscape & Natural Heritage
- Paragraphs 137 - 138 which relate to National Designations (NSA's, SSSI's, NNR, National Parks)
- Paragraphs 146 - 148 which relate to Trees & Woodland

DEVELOPMENT PLAN

TayPlan Policy 2 seeks to ensure that flood risk is not exacerbated and there is a presumption against development in a flood risk area.

Highland Area Local Plan 2000

H_001 Highland Sustainable Development

The Council will seek to ensure, where possible, that development within the Plan area is carried out in a manner in keeping with the goal of sustainable development. Where development is considered to be incompatible with the pursuit of sustainable development, but has other benefits to the area which outweigh this issue, the developer will be required to take whatever mitigation measures are deemed both practical and necessary to minimise any adverse impact. The following principles will be used as guidelines in assessing whether projects pursue a commitment to sustainable development: -

- (a) The consumption of non-renewable resources should be at levels that do not restrict the options for future generations.
- (b) Renewable resources should be used at rates that allow their natural replenishment.
- (c) The quality of the natural environment should be maintained or improved.
- (d) Where there is great complexity or there are unclear effects of development on the environment, the precautionary principle should be applied.
- (e) The costs and benefits (material and non-material) of any development should be equitably distributed.
- (f) Biodiversity is conserved.
- (g) The production of all types of waste should be minimised thereby minimising levels of pollution.
- (h) New development should meet local needs and enhance access to employment, facilities, services and goods.

H_002 Highland Development Criteria

All developments within the Plan area will be judged against the following criteria:-

- (a) The site should have a landscape framework capable of absorbing, and if necessary, screening the development, and where appropriate opportunities for landscape enhancement will be sought.
- (b) In the case of built development, regard should be had to the scale, form, colour, and density of development within the locality.
- (c) The development should be compatible with its surroundings in land use terms and should not result in a significant loss of amenity to the local community.
- (d) The local road network should be capable of absorbing the additional traffic generated by the development and a satisfactory access onto that network provided.
- (e) Where applicable, there should be sufficient spare capacity in drainage, water and education services to cater for the new development.
- (f) The site should be large enough to accommodate the impact of the development satisfactorily in site planning terms.
- (g) Buildings and layouts for new development should be designed so as to be energy efficient.
- (h) Built development should, where possible be located in those settlements which are the subject of inset maps.

H_005 Highland Design

The Council will require high standards of design for all development in the Plan Area. In particular encouragement will be given to: -

- (a) The use of appropriate and high quality materials.
- (b) Innovative modern design incorporating energy efficient technology and materials.
- (c) Avoidance of the use of extensive underbuilding on steeply sloping sites .

(d) Ensuring that the proportions of any building are in keeping with its surroundings.

(e) Ensuring that the development fits its location.

The design principles set out in the Council's Guidance on the Design of Houses in Rural Areas will be used as a guide for all development proposals.

H_007 Highland Flood Risk

Development in areas liable to flood, or where remedial measures would adversely affect flood risk elsewhere, will not normally be permitted. For the purposes of this policy flood risk sites will be those which are judged to lie within:-

(a) Areas which flooded in January 1993.

(b) Sites which lie within a flood plain.

(c) Low lying sites adjacent to rivers, or to watercourses which lead to categories a and b above.

OTHER POLICIES

Proposed Development Plan 2012

Placemaking Policies PM1a and Pm1b require development to contribute positively to the surrounding environment. The design and siting should respect the character and amenity of the place; and complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

Designing Places 2010

The Scottish Governments policy statement on Designing Places recognises the value of good design in achieving social, economic and environmental goals of public policy.

SITE HISTORY

11/01565/FLL Erection of a dwellinghouse 10 November 2011 Application Refused

CONSULTATIONS/COMMENTS

Scottish Water	Advises that there are no public sewers or water mains in vicinity of the site. Further that a separate surface SUDS drainage system will be required.
Scottish Natural Heritage	No response received
Local Flood Prevention Authority	Objects – Advises Against, located within a Flood Risk Area

TARGET DATE: 29 January 2013

Representations Received	None
Additional Statements Received	None
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 i.e. Flood Risk Assessment	Not required
Legal Agreement Required	None
Direction by Scottish Ministers	None

Reasons:-

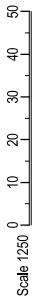
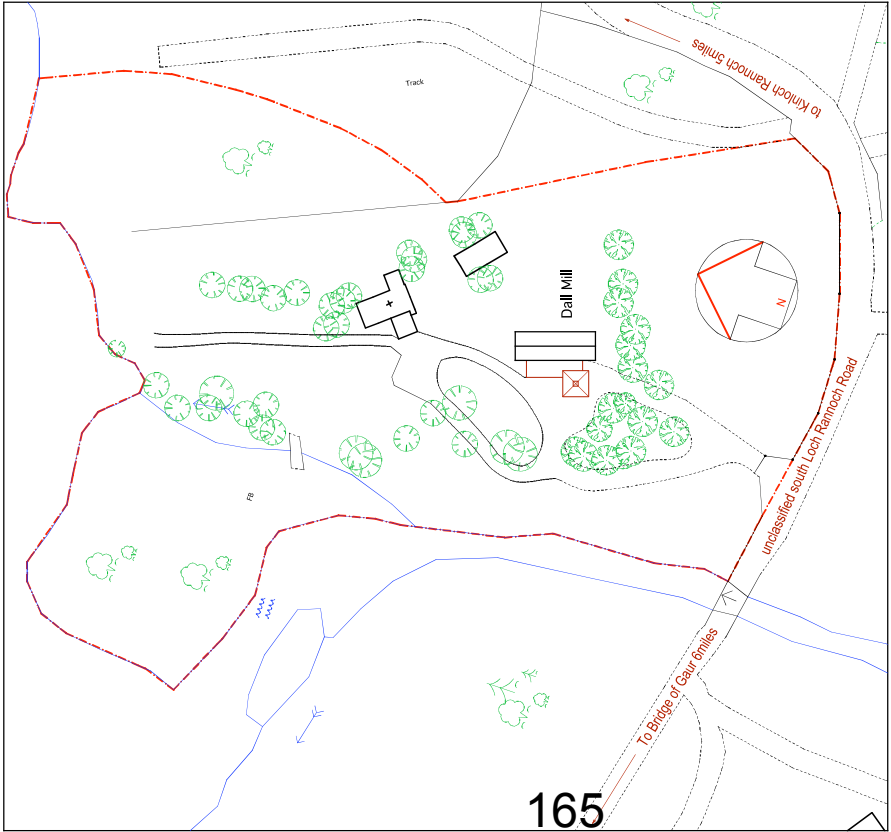
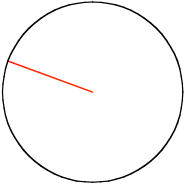
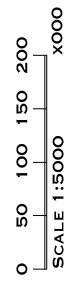
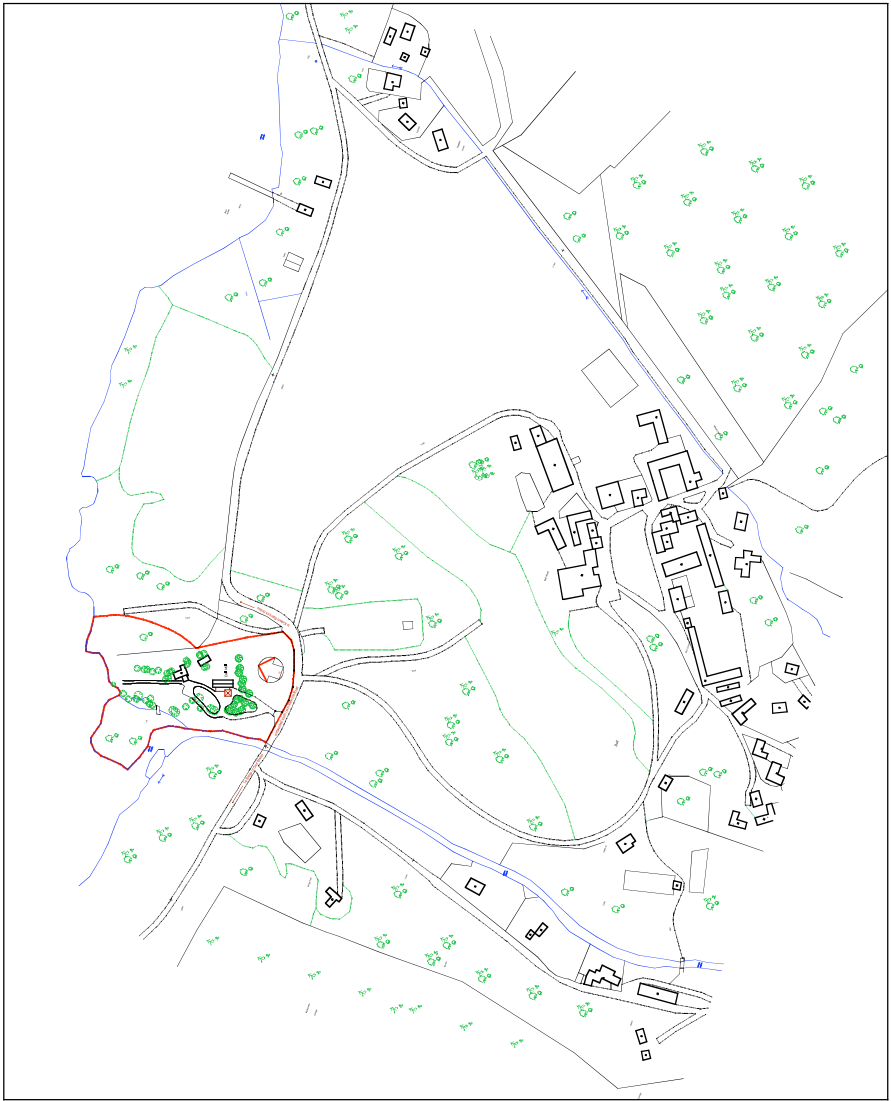
- 1 In the interests of visual amenity; the proposed extension by reason of its bulk and design would detract from the appearance of the existing unit, resulting in an unbalanced and unsympathetic extension, out of scale and out of keeping with the character and appearance of the existing dwellinghouse and surrounding traditional built development. Approval would therefore be contrary to Policies 2 and 5 of the Highland Area Local Plan 2000.
- 2 The proposals do not pay sufficient regard to the character and amenity of the local environment, and the design forwarded does not compliment its surroundings in terms of height, scale, massing, materials, finishes and colours. The development is as a result Contrary to Placemaking Policies PM1A and PM1B of the Proposed Local Development Plan 2000.
- 3 The proposal is contrary to the Scottish Governments "Designing Places" which seeks to ensure good design at all scales of development. The proposed extension will create an unacceptable visual impact to the detriment of the existing building and wider environment.
- 4 Insufficient information has been submitted to ascertain whether the development site is at risk from flooding or impacting on the storage capacity of the flood plain.

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.

Notes

- 1 The site lies within a Flood Risk Area and if the applicant intends to reconsider the extension of the property, then they should take the comments of the Flood Prevention Authority into account in order to overcome their concerns.

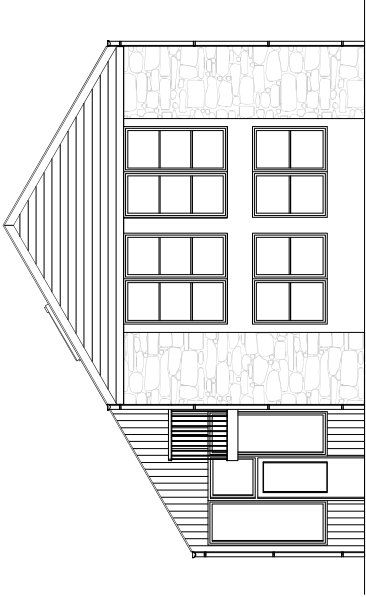


Amendments:

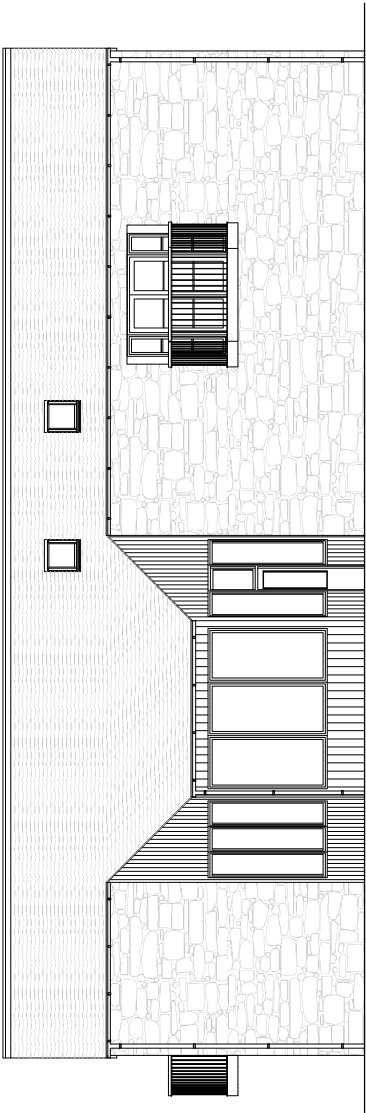
Extension and Alterations to
DALL MILL
Dall
Loch Rannoch
Perthshire, PH17 2QH

for: Bob and Anne Benson
status: Planning
title: Site and location Plan
drawing no: 206-00P
scale: 1:1250 and 1:5000 @ A3
Date: October 2012

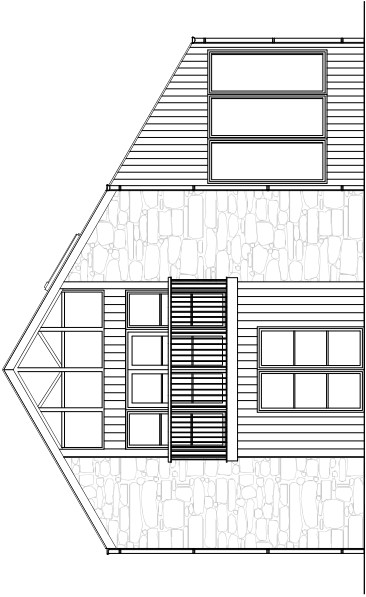
copyright © Colin & Andrew Smith 2012
all rights reserved



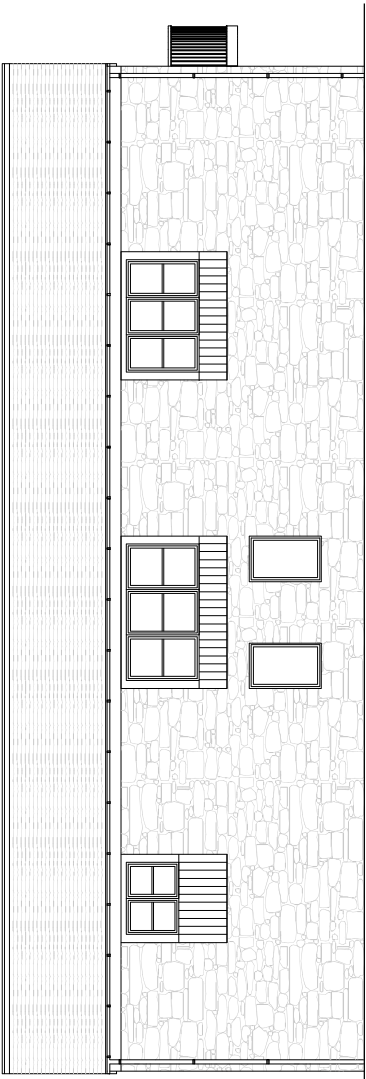
SOUTH ELEVATION



WEST ELEVATION

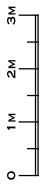


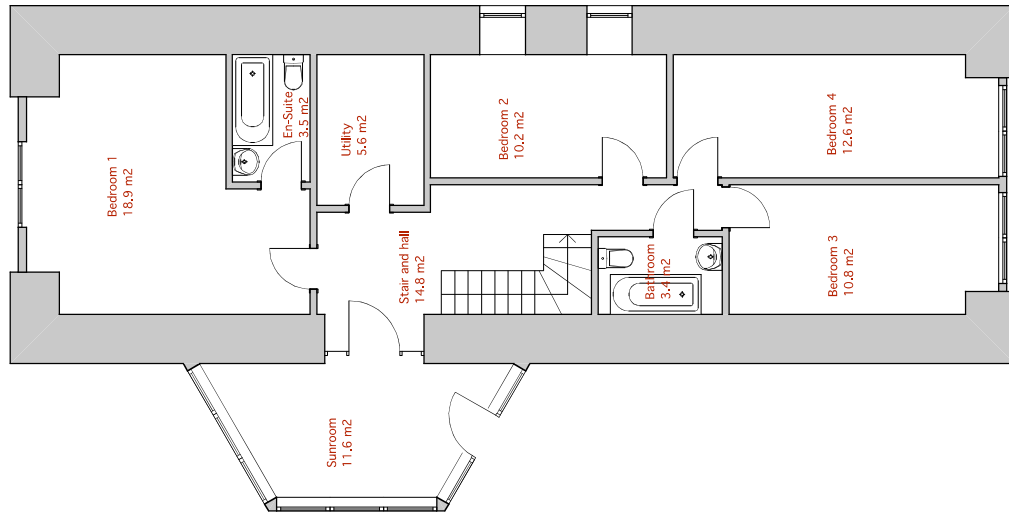
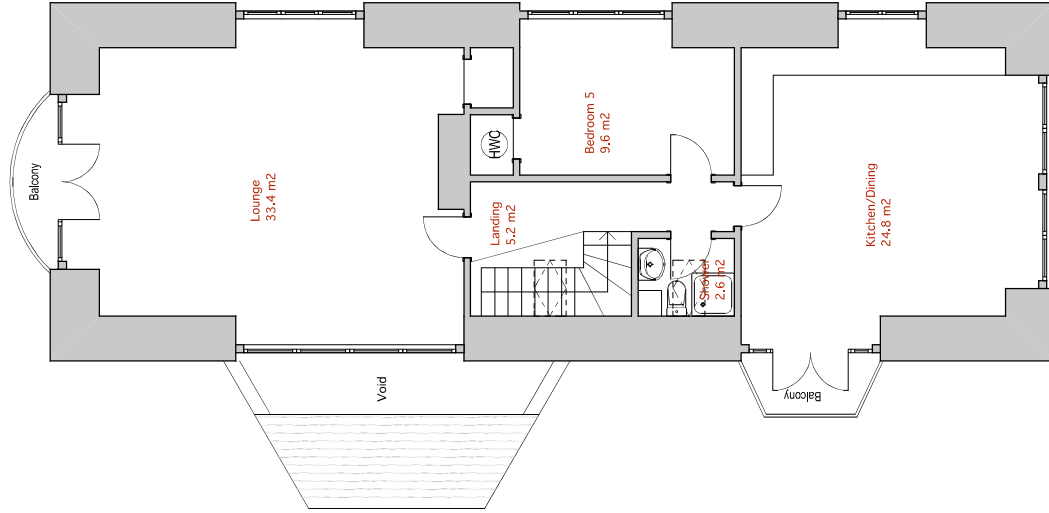
NORTH ELEVATION

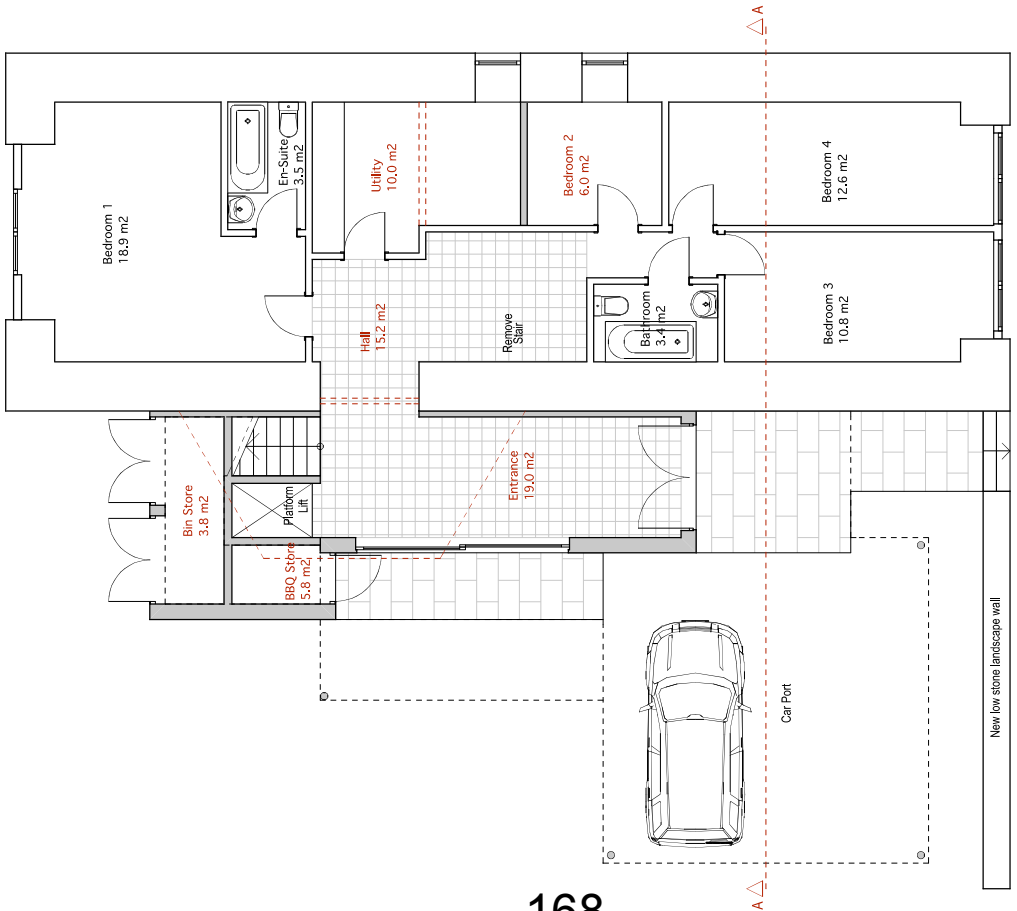
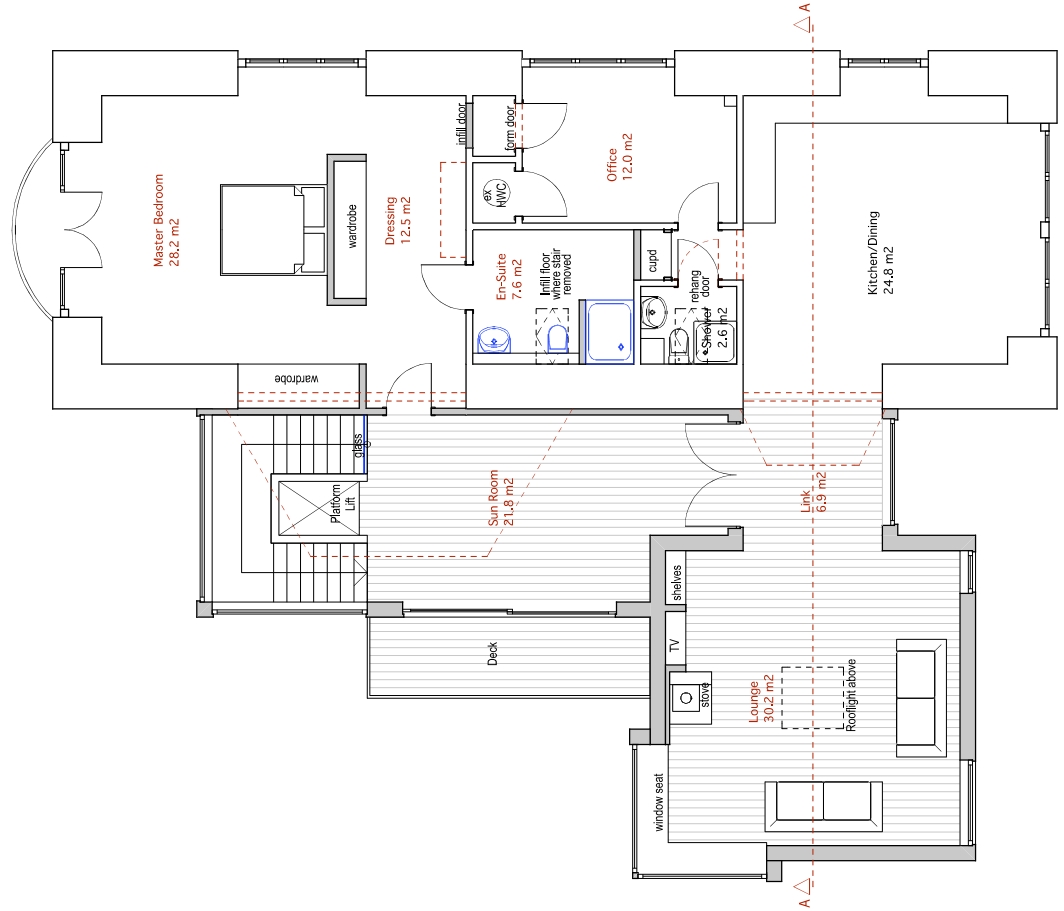


EAST ELEVATION

Amendments:	Extension and Alterations to
	DALL MILL
	Dall
	Loch Rannoch
	Pertshire, PH17 2QH
	for: Bob and Anne Benson
	Survey
	Ref: 208-025
	drawing no: 208-025
	scale: 1:100 @ A3
	Date: August 2012
	Copyright © Colin & Andrew Smith Architects





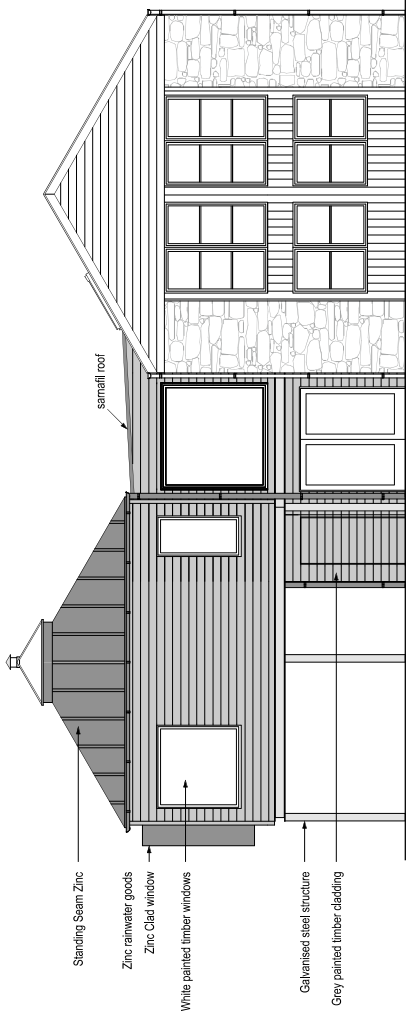


Extension and Alterations to
DALL MILL
Dall
Loch Rannoch
Perthshire, PH17 2QH

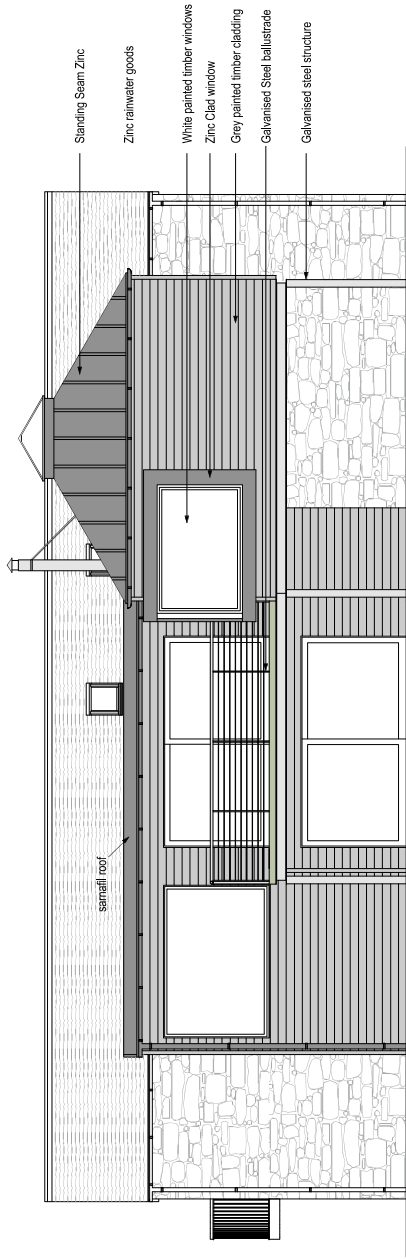
for:
Bob and Anne Benson
Planning
Application
Permitted Development Plans
drawing no: 208-01P
scale: 1:100 @ A3
Date: October 2012

Copyright © Colin & Andrew Smith the authors
All Rights Reserved

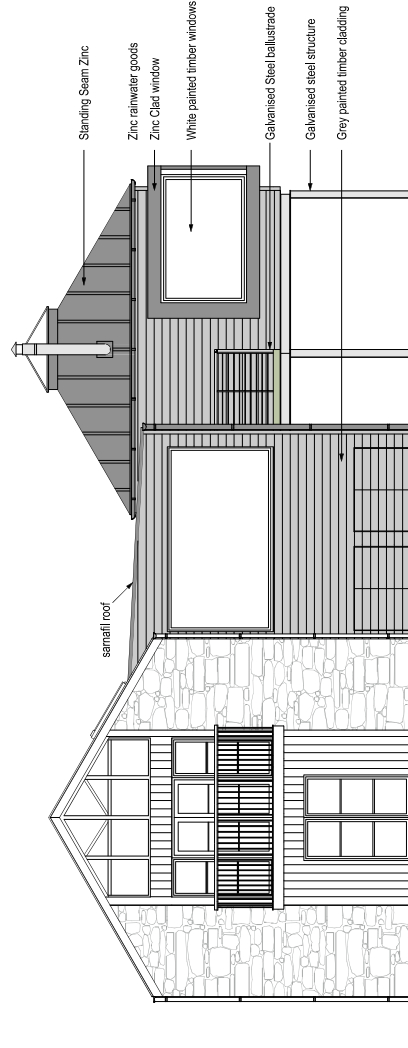
0 1 M 2 M 3 M



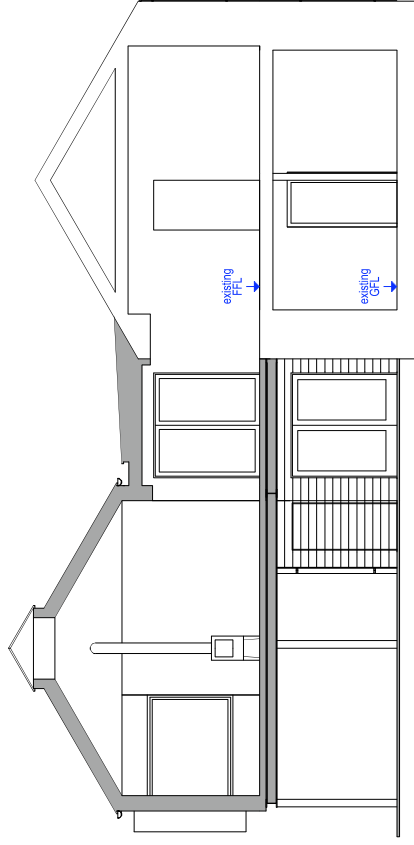
SOUTH ELEVATION



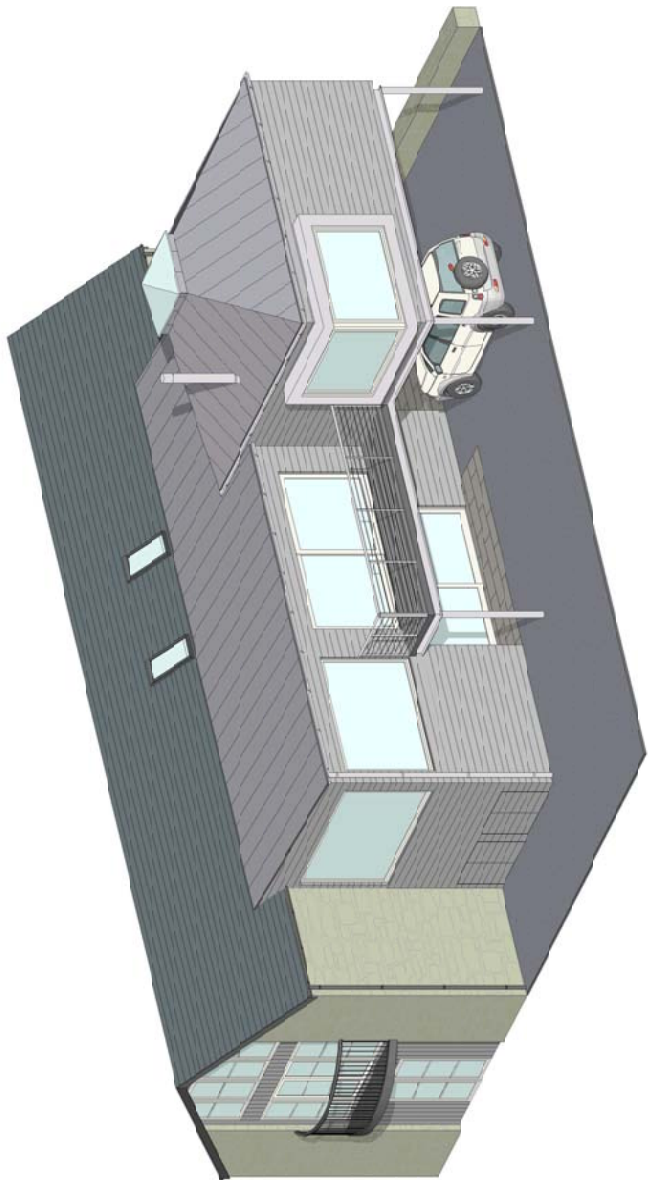
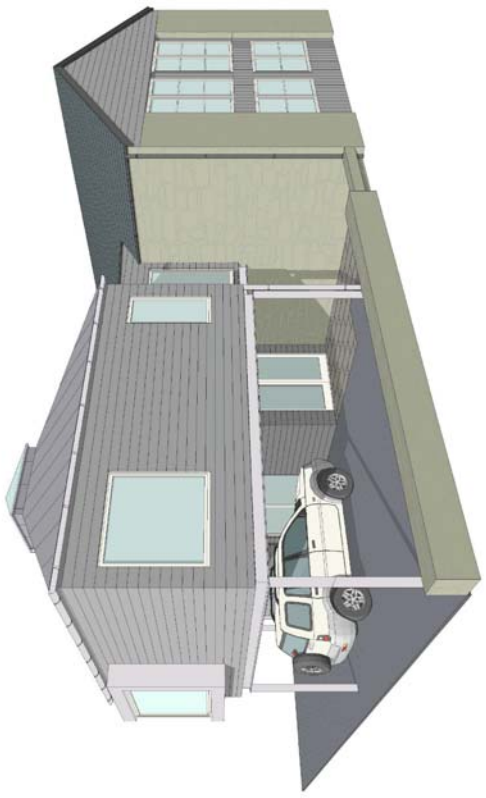
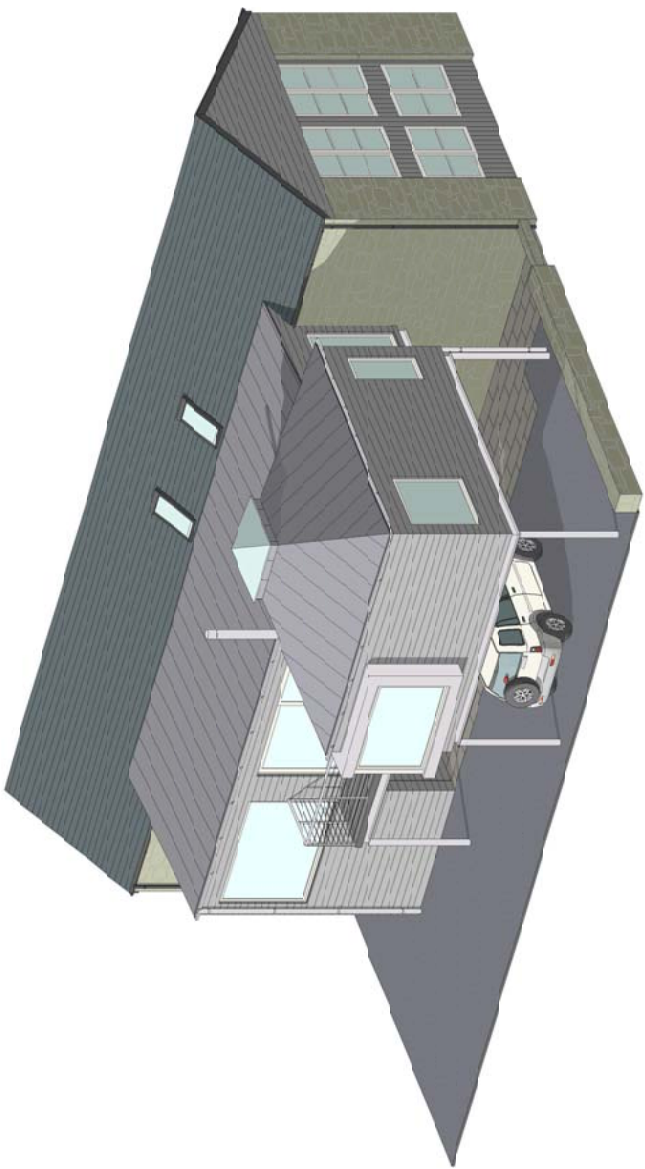
WEST ELEVATION



NORTH ELEVATION



SECTION AA



TCP/11/16(236)

Planning Application 12/02055/FLL – Alterations and extension to dwellinghouse at Dall Mill, Dall, Pitlochry, PH17 2QH

REPRESENTATIONS

- Representation from Scottish Water, dated 5 December 2012
- Objection from Structures and Flooding Section, dated 10 December 2012

05/12/2012

Perth & Kinross Council
Pullar House, 35 Kinnoull Street
Perth
PH1 5GD

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

Customer Support Team
T: 0141 355 5511
F: 0141 355 5386
W: www.scottishwater.co.uk
E: connections@scottishwater.co.uk

Dear Sir Madam

PLANNING APPLICATION NUMBER: 12/02055/FLL
DEVELOPMENT: Pitlochry Dall Mill
OUR REFERENCE: 619665
PROPOSAL: Alterations and extension to dwellinghouse

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. However we are unable to reserve capacity at our water and wastewater treatment works in advance of formal agreement made with us. In view of this, the information provided in this letter will need to be reviewed if this proposal progresses to full planning approval.

There are no public sewers in the vicinity of the proposed development.

There are no public water mains in the vicinity proposed development site.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website:
www.scottishwater.co.uk.

Yours faithfully

Janine Franssen
Customer Connections Administrator

Memorandum

To	- Planning Officer	From	Ludmila Pilarova Graduate Engineer Structures and Flooding Section
Your ref	12/02055/FLL	Our ref	6.9.10/375– Dall Mill, Dall, Pitlochry
Date	10 December 2012	Tel No	01738 477275

The Environment Service

The Atrium, 137 Glover Street, Perth, PH2 0HY

RE: Alterations and extension to dwellinghouse Dall Mill Dall Pitlochry PH17 2QH for Mr and Mrs R Benson

Thank you for your consultation in relation to the above planning application that I received on 20 June 2012.

I can confirm that the Flood Prevention Authority **advises against** this planning application for the reasons given below:

- (1) The proposed development is located within the 1/200 year outline shown on SEPA's indicative River and Coastal Flood Map (Scotland) and therefore it is at medium to high risk of flooding.
- (2) SPP paragraph 197 states that 'Alterations and small scale extensions are generally out with the scope of this policy, provided they are unlikely to have a significant effect on the storage capacity of the functional flood plain or affect local flooding problems. The area of impermeable surface should be kept to a minimum in all new developments'. However, this extension would significantly increase the size of the property.

Therefore, the Flood Prevention Authority advises against the proposed extension to the property as it is within the 1/200 year outline.

However, should the developer wish to progress with the extension then he may wish to consider using flood resistant materials and prepare a flood evacuation plan.

If you have any queries regarding the above content please contact me on the above number.

Regards

Ludmila Pilarova

