

LRB-2021-04

Planning Application – 20/01425/FLL – Extension to dwellinghouse, Duanbrig, Naemoor Road, Crook of Devon

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(c) Representations (***Pages 151-160***)

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| <p>LRB-2021-04 Planning Application – 20/01425/FLL – Extension to dwellinghouse, Duanbrig, Naemoor Road, Crook of Devon</p> |
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**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

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

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

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative: ☒

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

Yes ☒ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

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

Nature of application

- | | |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

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

- | | |
|---|-------------------------------------|
| 1. Further written submissions | <input checked="" type="checkbox"/> |
| 2. One or more hearing sessions | <input checked="" type="checkbox"/> |
| 3. Site inspection | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

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

It would be beneficial to view the property and its isolated position in regards to the proposal and the limited visual impact it has on the area

Site inspection

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

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

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

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

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

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

The proposed extension has been designed to be sympathetic to the existing cottage while accommodating the requirement for garage space. The construction of a separate garage as suggested by planning would have a negative visual impact on the grounds. The Impact that the garage access has been designed to be minimal and is largely concealed by landscaping

The suggested cost of building a separate garage is prohibitive and we believe will have a negative visual impact as opposed to the concealed garage proposed. There will also be a requirement to remove very established trees which is preferable to be avoided.

We believe the proposed extension is fully sympathetic to the locality while adhering to the requirements of the build. In reviewing recent local developments we would like a review and comparison as to why a refusal has been received by ourselves

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

Yes ☐ No ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Existing/Proposed plans
Existing Photographs
Photographs of local construction which are not sympathetic to their surroundings

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

Checklist

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

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

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

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

Signed



Date

05.02.2021

A: -

| Resolution Number | Resolution Description | Resolution Date |
|-------------------|------------------------|-----------------|
| | Resolution Schedule | |

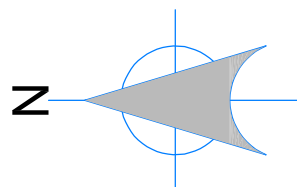
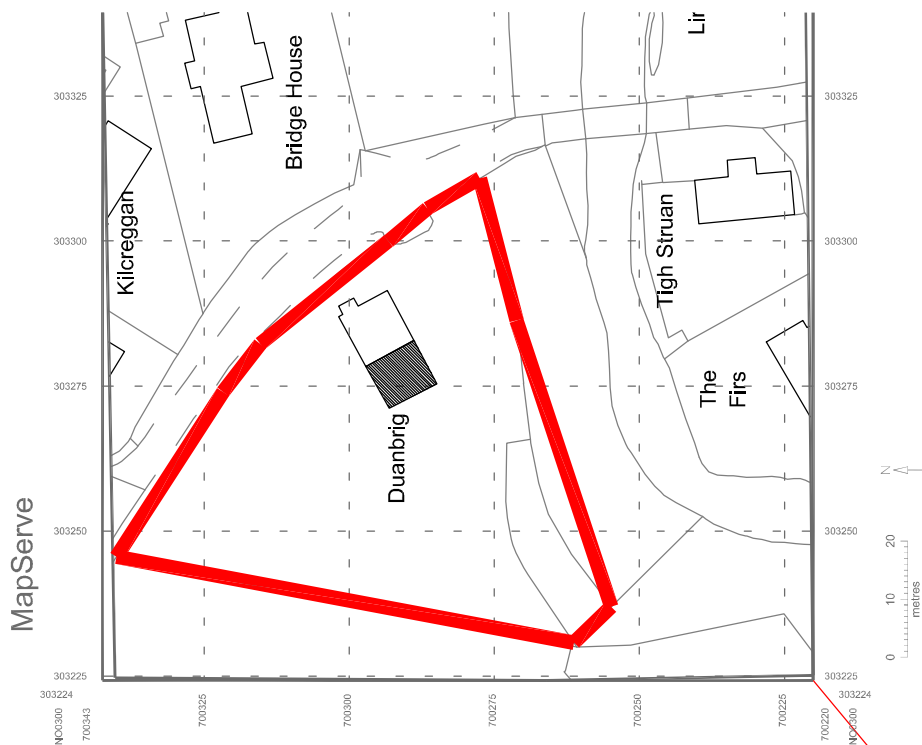
JMRI ARCHITECTURAL SERVICES

Renovator / Refurbisher / New Build / Elements
All types / Commercial areas of people owned
Real Estate / Training Engineers to Advanced
Level

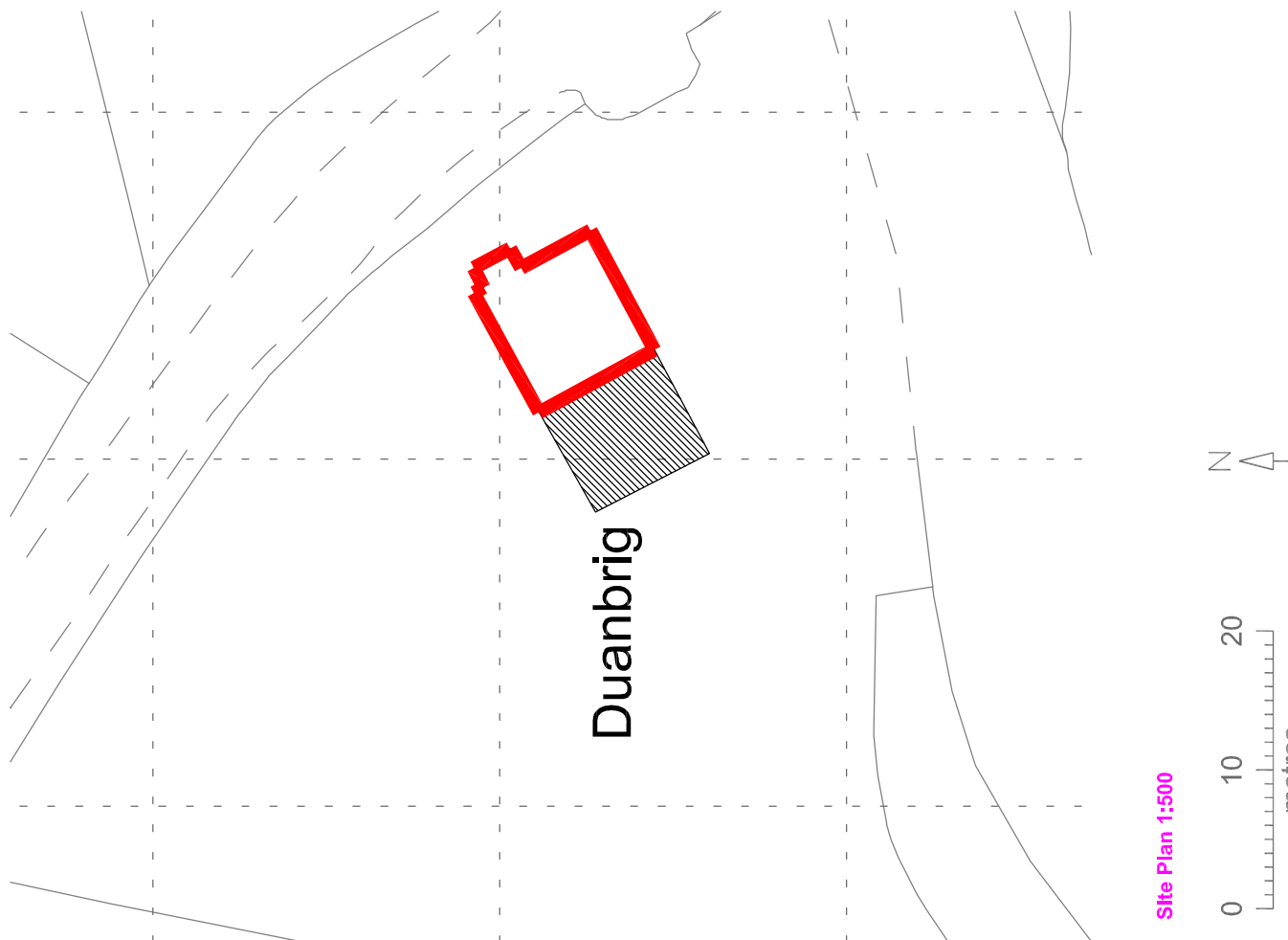
Jon McHarg
Mobile 0747 782019
sales.industrialrefurb.co.uk

PLANNING

| | | | | | | |
|---|--------------------------------|--------------------|------------|-------------------------------|---------------------|-----------------------|
| CLIENT - PROJECT Morgan Estline Channing Hammond Road Grove of Death KY130UH | Project number 2020/05/0021 | Date 02/08/2020 | REV JMC | Drawing Number AL-00001JMC | Sheet Location Plan | Scale 1:500 1:1250 |
|---|--------------------------------|--------------------|------------|-------------------------------|---------------------|-----------------------|



Location Plan 1:1250



Site Plan 1:500

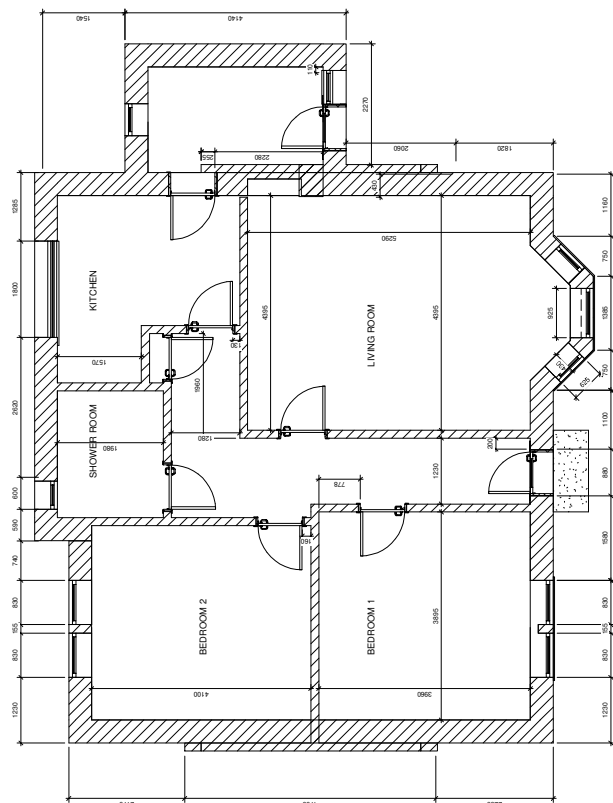
NOTES

| Revision Number | Revision Description | Revision Date |
|-------------------|----------------------|---------------|
| Revision Schedule | | |

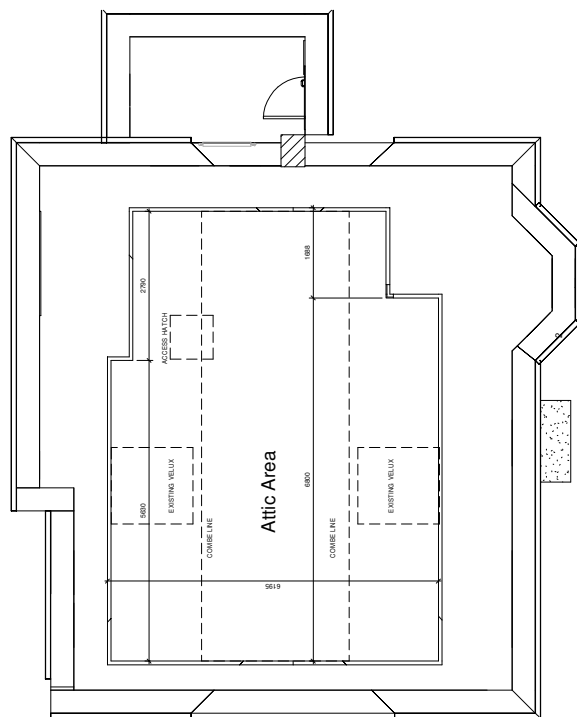
JMC | ARCHITECTURAL SERVICES

Baronien / Relatierment / New Sub / Externen
At Design / Concept / Technical aspects of Project overall
Real and Abstract Training Beginner to Advanced
John Midgley
Mobile: 07477562019
email: info@johnmidgley.co.uk

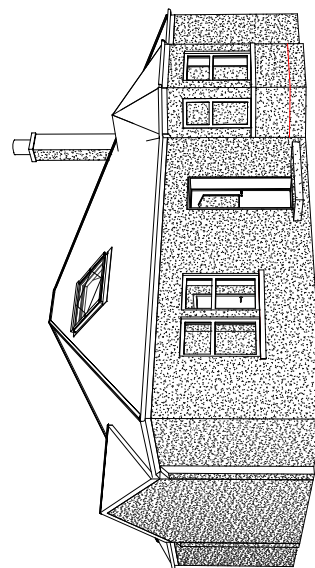
| | |
|--|-------------|
| PLANNING | |
| CLIENT - PROJECT Mainline Energy NORTHAMPTON WAREHOUS ROAD, CROOK OF DEVON | 2020/05/021 |
| Project number | 2020/05/021 |
| Date | 02/08/2020 |
| Drawn by JMC | REV |
| Drawing Number | A-002 JMC |
| Ground Floor - Attic EXISTING | - |
| Scale | 1:50 |



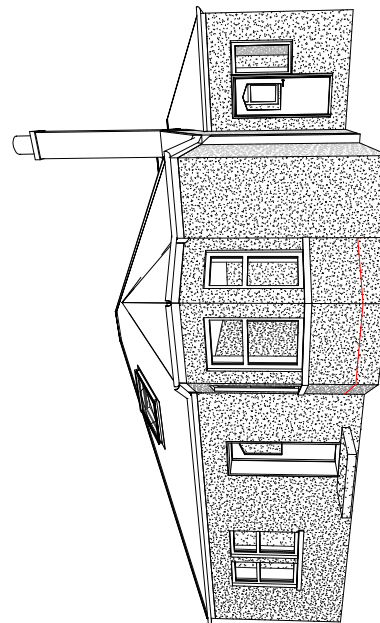
Ground Floor Existing
1 : 50



Attic FFL Existing
1 : 50



3D View 1



3D View 2

NOTES

| Revision Number | Revision Description | Revision Date |
|-----------------|----------------------|---------------|
| | Revision Schedule | |



| | |
|--|-------------|
| CLIENT - PROJECT JMC DUANBRIG, WAIEMOOR ROAD, CROOK OF DEVON | 2019/04/007 |
| Date | 27/08/2020 |
| Drawn by | JMC |
| Revision Number | A-005JMC |
| Ground Alltic Floors PROPOSED | |
| Scale | 1:50 |



Alum Extrusion - Western Red Cedar Vertical Channel Groove - Vertical and Horizontal as shown.
 Change Basement Engineer Block to Engineers specifications rendered finished externally to match existing
 PCP Aluminium windows and doors Dark Grey
 Single Ply membrane with Poly fix for painting at Pop out
 extension of grey slate to match existing with UPVC gutters and downpipes colour
 to match existing
 recast concrete stairs to timber decking external.
 Flat Bar Balustrade and Bannister



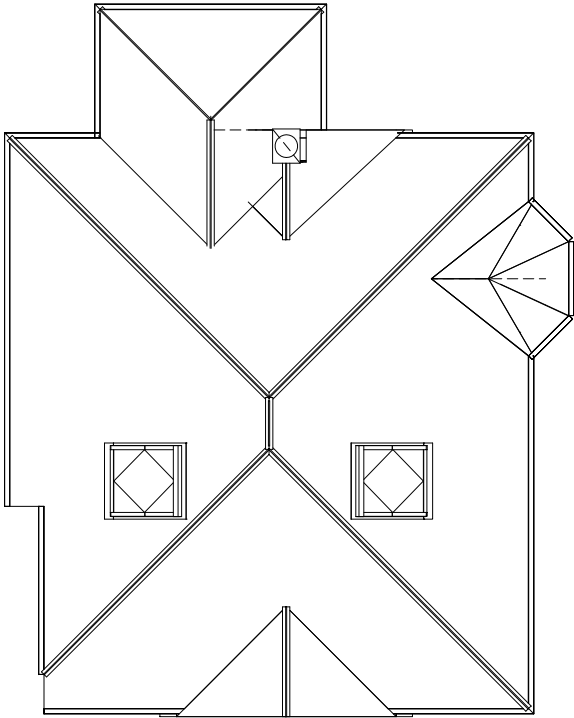
NOTES
DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION
PURPOSES. IF IN DOUBT, ASK
THE ARCHITECT FOR CLARIFICATION. THE SCALE SHOWN
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| Revision Number | Revision Description | Revision Date |
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| | | |

JMCI ARCHITECTURAL SERVICES

Architectural Services Ltd (Registered)
Architects & Interior Designers
Registered Architect Training Designer to Approved
JMCi Milling
Mobile: 07477982010
and info@jmciconsultancy.co.uk

| | |
|--------------------|--|
| PLANNING | |
| CLIENT - PROJECT | WILKINS BUILDING, 1000 DUANBERG, WILKINS ROAD, CROOK OF DEVON |
| Project number | 2020/05/021 |
| Date | 02/08/2020 |
| Drawn by | JMC |
| Drawing Number | A-003.JMC |
| Roof Plan Existing | |
| Scale | 1:50 |



Roof Plan
1 : 50

DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES. IF IN DOUBT, ASK THE ARCHITECT. THIS DRAWING MUST ONLY BE VIEWED AT THE SCALE SHOWN ON THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND SITE CONDITIONS TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.

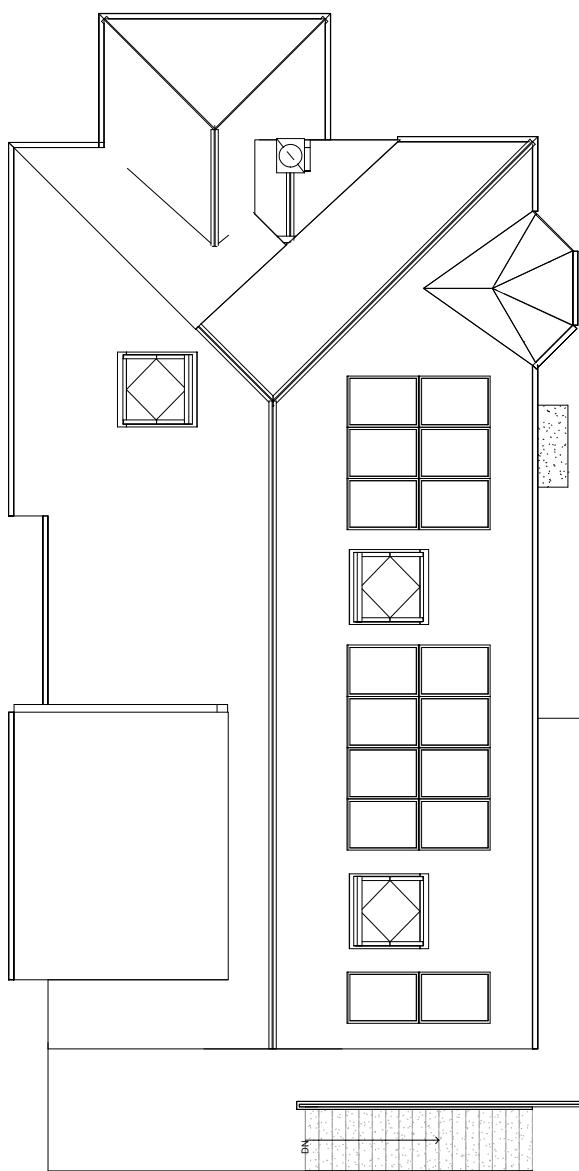
| Revisions as per Warrant Notes | Revision Description | Revision Date |
|--------------------------------|----------------------|---------------|
| | Revision Number | |
| | Revision Schedule | |



WARRANT

CLIENT - PROJECT

| | |
|--------------------|-------------|
| Project number | 2019/04/007 |
| Date | 27/08/2020 |
| Drawn by | JMC |
| Drawing Number | A-006.JMC |
| Roof Plan Proposed | |
| Scale | 1:50 |



Roof Plan
1 : 50

NOTES

DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES, IF IN DOUBT, ASK.

THIS DRAWING MUST ONLY BE VIEWED AT THE SCALE SHOWN.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE.

ANY DISCREPANCY BETWEEN DRAWINGS AND SITE CONDITIONS TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.

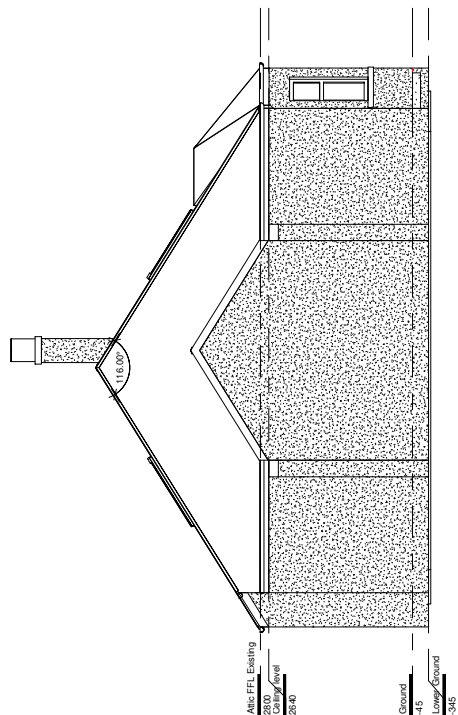
A- AMENDMENTS TOWARD PANTS

| Revision Number | Revision Description | Revision Date |
|-------------------|----------------------|---------------|
| Revision Schedule | | |

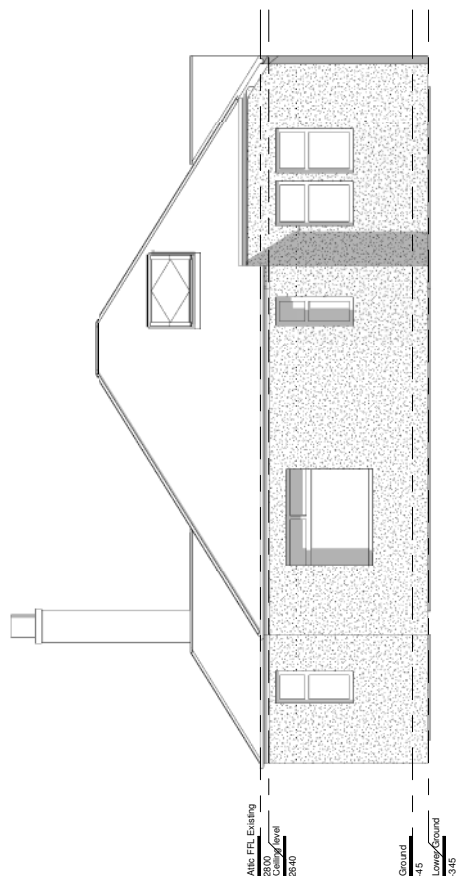
JMCI ARCHITECTURAL SERVICES

Renovation / Refurbishment / New Build / Extensions
At Design / Construct / Technical aspects of projects covered
Roof and Substrate / Framing Suppliers to Advanced
John Mellings
Mobile: 0747 7862019
email: enquiries@jmciconsult.co.uk

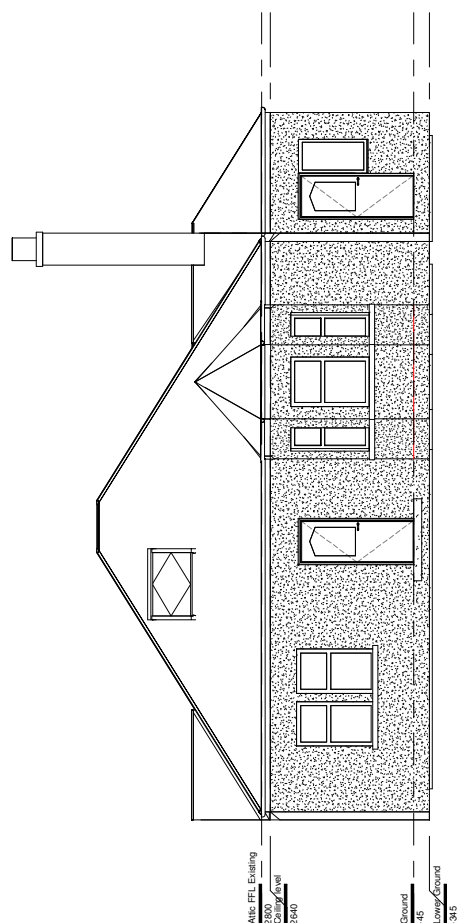
| | | |
|----------------|---|------------------------|
| | CUSTOMER - PROJECT Ms Morgan Erskine, DUANBRIG, NAEEMOOR ROAD, CROOK OF DEVON | |
| Project number | 2020/05/021 | |
| Date | 02/08/2020 | |
| Drawn by JMC | Author | |
| Drawing Number | A-004/JMC | Elevations as Existing |
| | | |
| | | Scale: 1:50 |



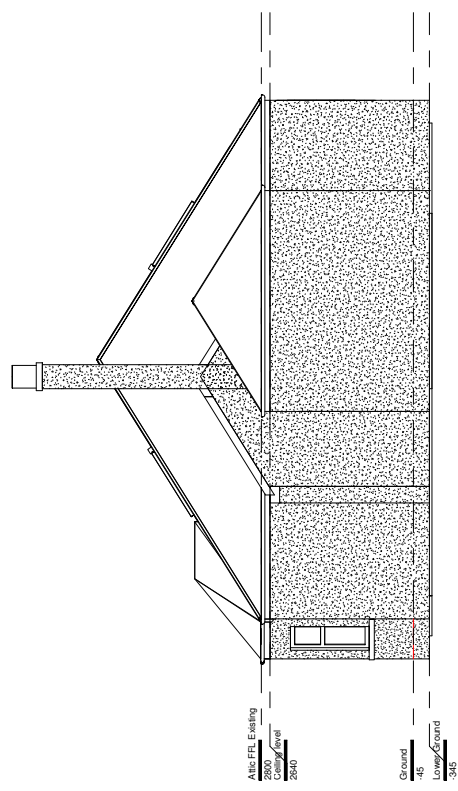
North Proposed
1 : 50



East Proposed
1 : 50



West Proposed
1 : 50



South Proposed
1 : 50

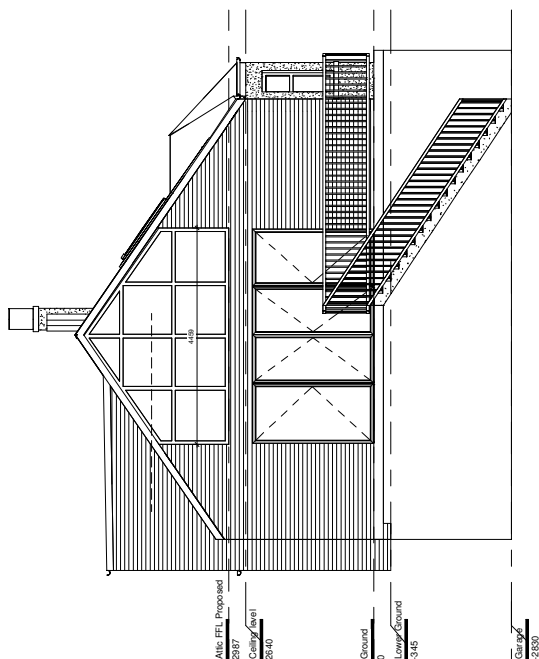
DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES. IF IN DOUBT, ASK THE ARCHITECT. THIS DRAWING MUST ONLY BE VIEWED AT THE SCALE SHOWN ON CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND SITE CONDITIONS TO BE REFERRED TO THE ARCHITECT FOR CLARIFICATION.

| Revision Number | Revision Description | Revision Date |
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| | Revision Schedule | |

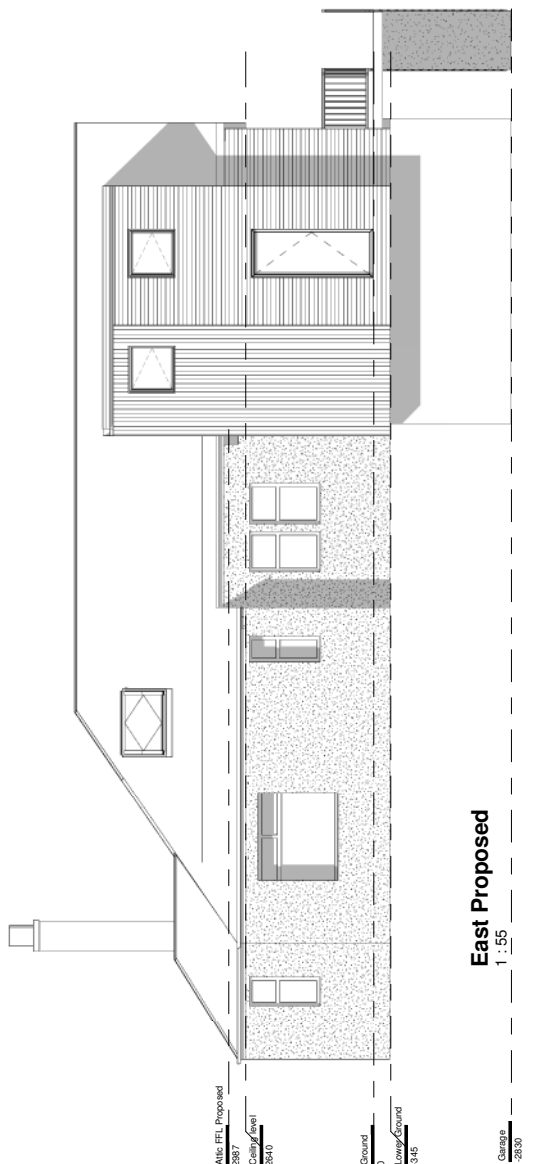
JMRI ARCHITECTURAL SERVICES

Random / Replenishment / New Sub / Externals
All Design / Concept / Technical aspects of Project covered
Real and Abstract Training Beginner to Advanced

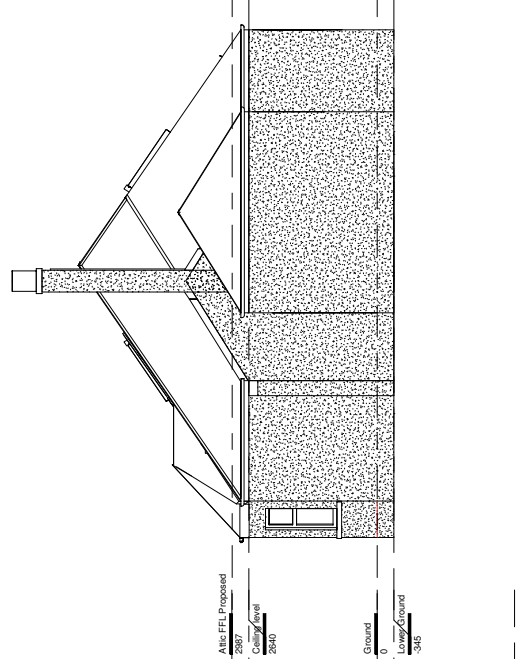
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|------------------------|-------------|
| | |
| | |
| Project number | 2019/04/007 |
| Date | 27/08/2020 |
| Drawn by | JMC |
| Author | |
| Drawing number | A-007 JMC |
| Elevations as Proposed | |
| Scale | 1:50 |



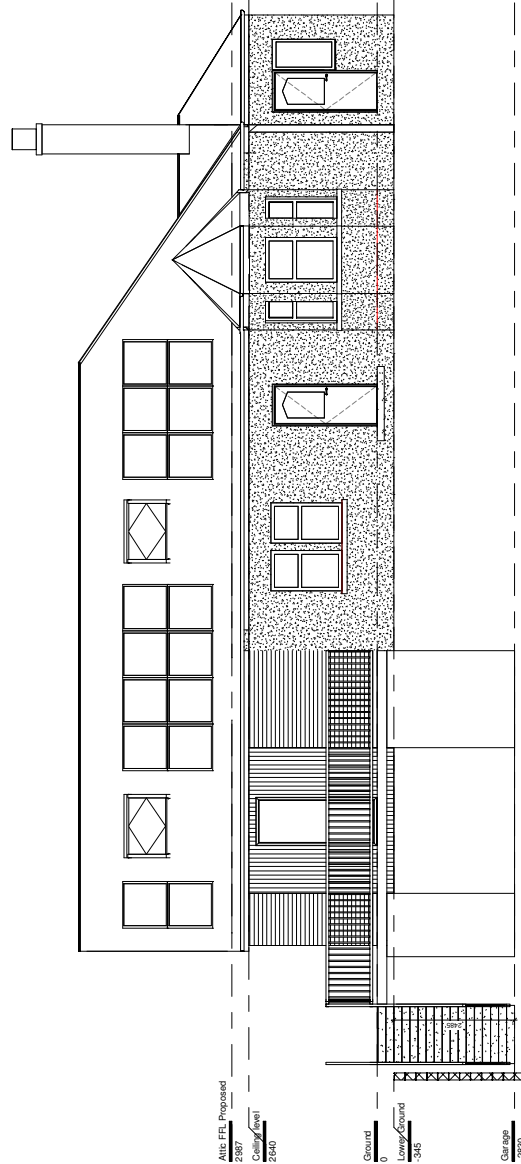
North Proposed
1 : 55



East Proposed
1 : 55



South Proposed
1 : 55

West Proposed
1 : 55

NOTES

| Revision Number | Revision Description | Revision Date |
|-----------------|----------------------|---------------|
| | Revision Schedule | |

JMC | ARCHITECTURAL SERVICES

Baronien / Relatierment / New Sub / Externs
At Design / Concept / Technical aspects of Project overall
Real and Abstract Training Beginner to Advanced
John Midling
Mobile: 07477562019
email: info@johnmidling.co.uk

PLANNING

CLIENT - PROJECT
Ms Morgan Erskine
DUANBRIG, NAEMOOR
ROAD,
CROOK OF DEVON

2019/04/007

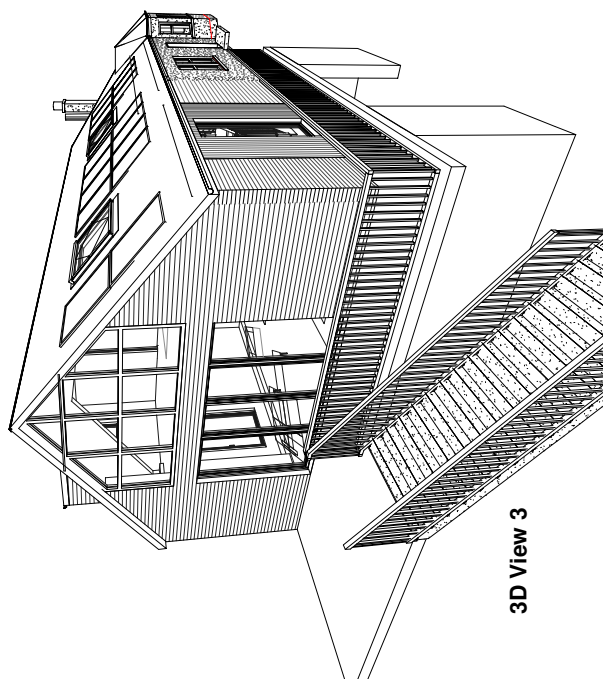
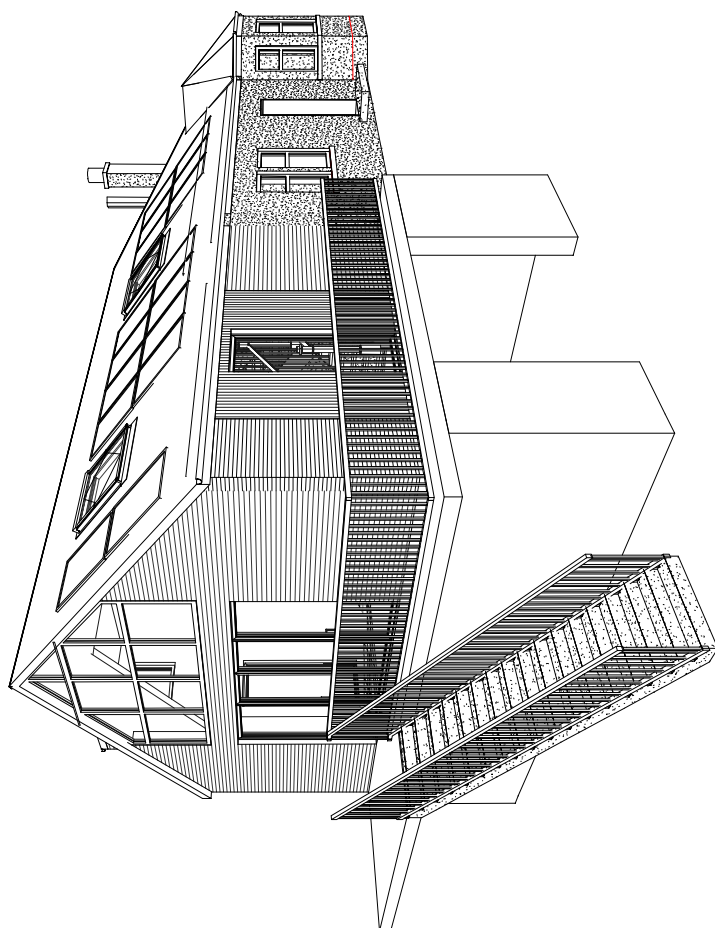
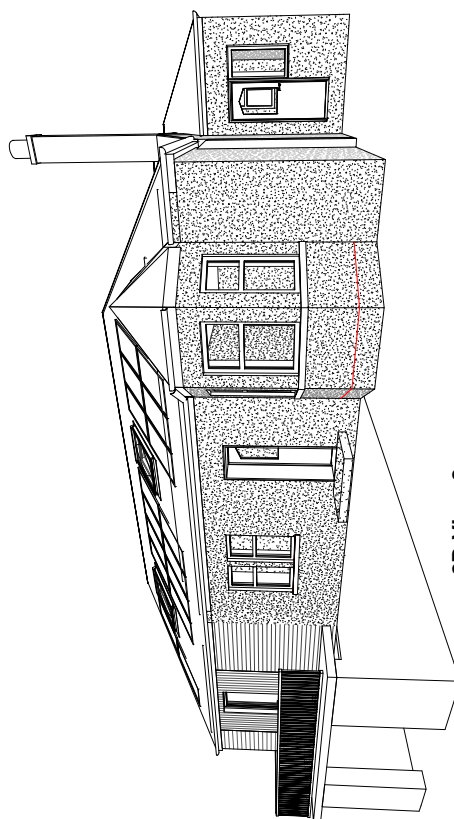
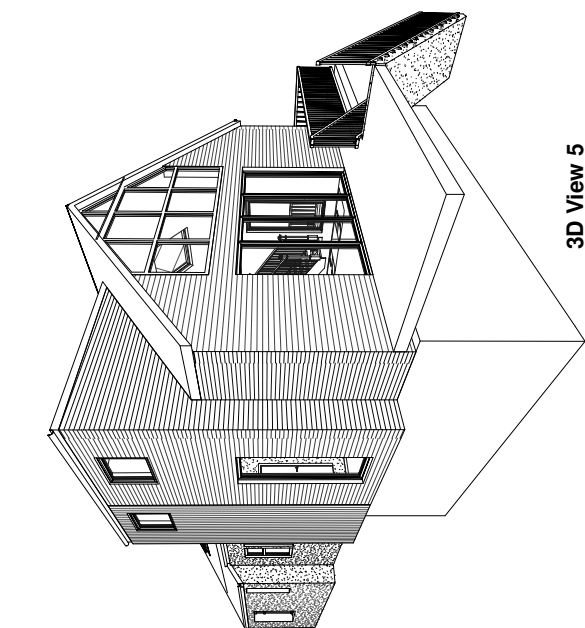
27/08/2020

Drawn by JMC Author

Drawing Number A-008JMC

3d views-PROPOSED

Scale 1:50











| |
|---|
| <p>LRB-2021-04 Planning Application – 20/01425/FLL – Extension to dwellinghouse, Duanbrig, Naemoor Road, Crook of Devon</p> |
|---|

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 122-128)*



Ms Morgan Erskine
c/o John McHarg
22 Montgomery Crescent
Dunblane
FK15 9FB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **14th January 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **20/01425/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 23rd October 2020 for Planning Permission for **Extension to dwellinghouse Duanbrig Naemoor Road Crook Of Devon Kinross KY13 0UH**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

- 1 The proposed development, by virtue of its excessive proportions and unsympathetic design, would result in assertive and incongruous extensions which dominate the host cottage, to the detriment of its character and visual amenity.

Approval would therefore be contrary to Perth & Kinross Council's Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan 2 2019, which seek to ensure that proposals contribute positively to the quality of the built environment by respecting the design, proportions and appearance of the area, in order to respect the character and amenity of the place.

Justification

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

Notes

The plans and documents 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

01

02

03

04

05

06

07

08

09

10

11

REPORT OF HANDLING

DELEGATED REPORT

| | | |
|------------------------|--------------------|------------------------------------|
| Ref No | 20/01425/FLL | |
| Ward No | P8- Kinross-shire | |
| Due Determination Date | 22nd December 2020 | |
| Report Drafted Date | 13th January 2021 | |
| Report Issued by | KS | Date 13 th January 2021 |

PROPOSAL: Extension to dwellinghouse

LOCATION: Duanbrig Naemoor Road Crook Of Devon
Kinross KY13 0UH

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: N/A due to Coronavirus pandemic restrictions.

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Duanbrig is a small detached hip-roofed detached cottage which is located within spacious garden grounds on Naemoor Road in Crook of Devon. This application seeks detailed planning permission for the extension of the property to the side (southwest) and rear (northwest).

In accordance with the on-going restrictions of the coronavirus pandemic, the application site has not been visited by the case officer. The application site

and its context have, however, been viewed by aerial and StreetView imagery and through photographs provided by the applicant's .

Together this information means that it is possible and appropriate to determine the application as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Applicable.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Scottish Planning Policy (2014) Listed Buildings (paragraph 141) states that;

“Listed buildings should be protected from... work that would adversely affect it or its setting”.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019.

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 2 (2019) – Adopted November 2019

The Local Development Plan 2 is the most recent statement of Council policy and is augmented by Supplementary Guidance. The principal policies are, in summary:

Policy 1A + 1B: Placemaking

Policy 17: Residential Areas

Policy 27A: Listed Buildings

OTHER POLICIES AND GUIDANCE

Perth & Kinross Council's Placemaking Guide 2020, states that;

“Extensions should respect the shape, scale and proportions of the existing building... In most cases an extension should be a subordinate addition in all respects.

CONSULTATION RESPONSES

Scottish Water

No objections – informative note recommended on any approval.

INTERNAL COMMENTS

Development Contributions Officer

No comments, in terms of developer contributions.

Transport Planning

The plans don't show much information on the driveway layout or how access would be provided to the garage. Having the existing access/hard standing and any proposed changes shown on the plans would be useful. It would be useful to know that there is sufficient space within the property for vehicles to park. At the moment, this is unclear from the information supplied.

Conservation Planner

No concerns regarding the impact on the setting of listed buildings.

Structures and Flooding

No response within allocated timeline.

REPRESENTATIONS

The following points were raised in the 1 representation received:

- *Would object to any proposal for a residential development.*

The proposed development is for the extension of the existing cottage, not for the erection of additional dwelling/s.

- *Adjacent bridge requires maintenance*

The maintenance of the bridge is an issue that is not connected with the proposal under consideration.

- *Access and parking issues*

See the “**Road and Access**” section below.

ADDITIONAL STATEMENTS

| | |
|--|----------------|
| Screening Opinion | Not Required |
| Environmental Impact Assessment (EIA): Environmental Report | Not Applicable |
| 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 2 (2019).

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

Alterations and extensions to an existing domestic dwellinghouse are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the specific details of the proposed development within the context of the application site, and whether it would have an adverse impact on visual or residential amenity or the setting of the adjacent Listed Buildings.

Design and Layout

Duanbrig hipped roof bungalow is of modest proportions and it sits within generously proportioned garden grounds on Naemoor Road in Crook of Devon. This application seeks detailed planning permission for the extension of the property to the side (southwest) and rear (northwest).

Visual Amenity

The proposed extension would form a garage under-croft, with two levels of accommodation above. This is situated on land which slopes gently down from the house. However, substantial engineering works would be required to manufacture the space for the under-croft as the land does not slope to a degree that the garage could be naturally accommodated.

The resulting vertical proportions of the garage/extension far exceed those of the existing bungalow. This is exacerbated by the gabled end, which includes full-height glazing up to the roof. The gabled extension is uncharacteristic of the modest hipped roof cottage and its cumulative proportions are excessive. Additionally, the two-storey flat roofed extension to the rear is an incongruous feature which breaches and exceeds the eaves level of the existing bungalow.

The cottage does benefit from a substantial amount of soft landscaping along its roadside perimeter, which would limit public views towards the proposal. However, approval would be contrary to Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan 2019, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of design, proportions and appearance in order to respect the character and amenity of the place.

Additionally, the proposal is contrary to Perth and Kinross Placemaking Guide 2020 which states that developments should respect the shape, scale and proportions of the host building and that extensions should generally be subordinate in all respects.

Potential Alternative

The applicant's agent was advised of the above concerns. Discussions took place regarding the potential to overcome the concerns, by incorporating the following elements;

- Matching the eaves of the northwest extension to the cottage and incorporating a hipped roof
- Deleting the garage under-croft, possibly introducing a freestanding garage
- Deleting the southwest gable end with full height glazing and introducing a hipped roof.

One alternative design was produced, which removed the projection of the garage under-croft (so that it sat flush with the walls of the extension and did not have a balcony above the garage entrance). The northwest extension retained its raised eaves level but incorporated a hipped roof.

The suggested alternative does not adequately address the concerns with regards to the unsympathetic design and excessive proportions of the proposal. Accordingly, the applicant has requested that the application be progressed to determination based upon the originally submitted drawings.

Residential Amenity

The proposed development would not have an adverse impact on the residential amenity of surrounding properties in terms of overlooking or overshadowing, given their relative positions, heights, distances and intervening soft landscaping.

Roads and Access

The application form confirms that the existing vehicular access onto the public road would not be altered as part of the proposed development. Whilst the access may not be designed to today's standards, it has been in use for a number of years and it is not within the scope of this application (to extend the house) to require improvements to the access.

The application drawings contain no information with regards to the existing and proposed extent of vehicular hardstanding within the site, in order to demonstrate the amount of available off-street parking. However, from inspection of *StreetView* imagery, it is apparent that the vehicular access onto Naemoor Road is a tarmac surface which projects beyond the gate piers, leading to a levelled grass surface in front of the house. Again, whilst this existing parking arrangement is not ideal by today's standards, it is how the property has operated for a number of years and it is not within the scope of this application to require improvements.

Drainage and Flooding

The application site is located to the north of the adjacent river. The cottage is situated significantly higher than the river itself and only the southern periphery of its curtilage is shown as being susceptible to flooding on SEPA's flood risk envelope. Accordingly, there is no drainage or flooding issue associated with this proposed development.

Conservation Considerations

Given the relative distance, orientation and intervening boundary treatments, the proposed development would not have an adverse impact on the setting of the two adjacent listed buildings, the category B listed Fossoway Bridge (LB 11461) and category C listed Bridge House (LB 11461).

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 does not comply with the approved TAYplan 2016 or the adopted Perth and Kinross Local Development Plan 2 (2019). Account has been taken of material considerations and none have been found that

would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period due to administrative delays.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

- 1 The proposed development, by virtue of its excessive proportions and unsympathetic design, would result in assertive and incongruous extensions which dominate the host cottage, to the detriment of its character and visual amenity.

Approval would therefore be contrary to Perth & Kinross Council's Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan 2 2019, which seek to ensure that proposals contribute positively to the quality of the built environment by respecting the design, proportions and appearance of the area, in order to respect the character and amenity of the place.

Justification

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

Informative Notes

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

06

07

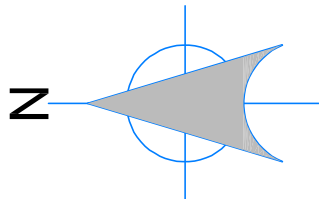
08

09

10

11

A: Scale bar revised



PLANNING

CLIENT - PROJECT
Morgan Erskine
Duanburg, Naemoor Road,
Crook of Devon KY13 0UH

| | |
|----------------|---------------|
| Project Number | 2020/05/0021 |
| Date | 19/10/2020 |
| Drawn by | JMC |
| Check Number | AL-001021 JMC |
| Site/Area | Plan |
| Scale | 1:2500 |

NOTES

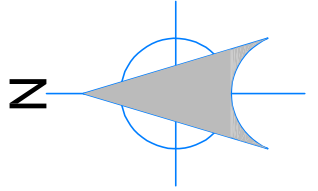
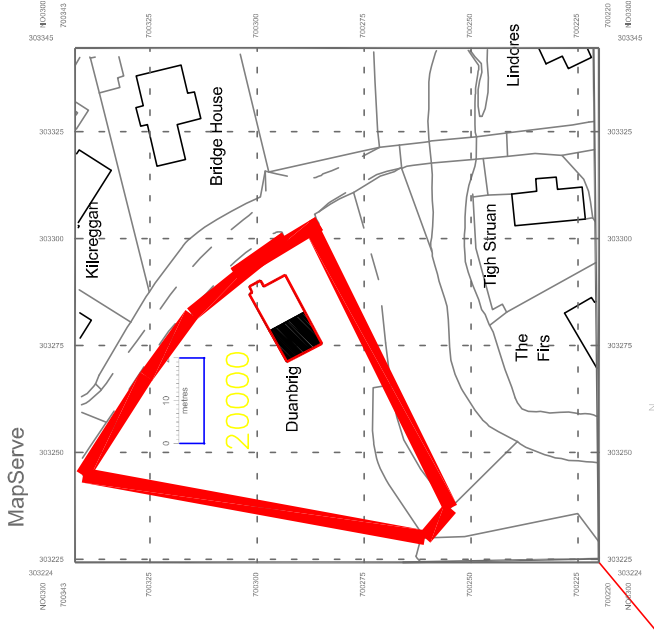
DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION
THIS DRAWING MUST ONLY BE USED AT THE SCALE SHOWN
ANY DISCREPANCY BETWEEN DRAWING AND SITE
CONDITIONS MUST BE REFERRED TO THE ARCHITECT FOR
CLARIFICATION

A: Scale bar re-templ

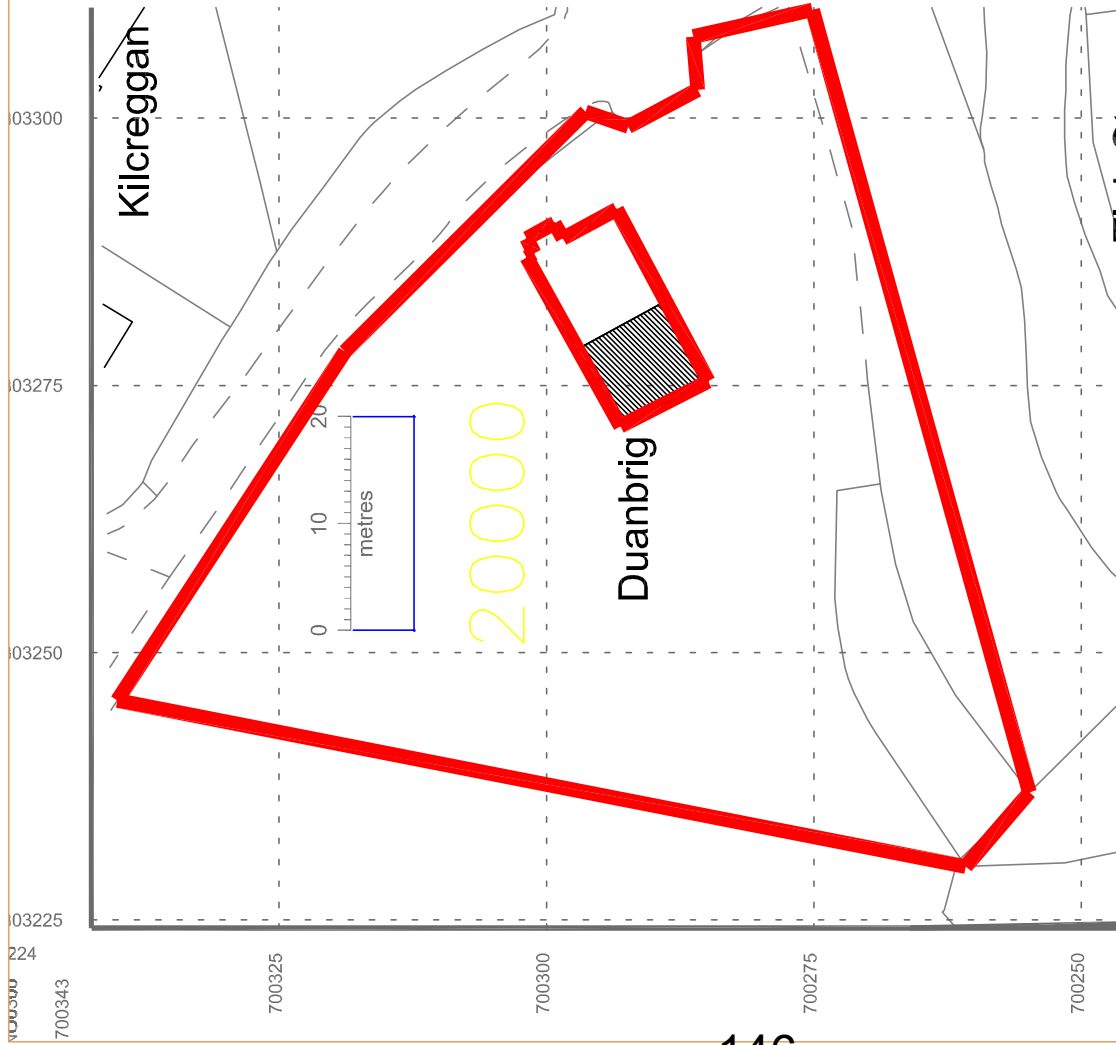
| Revision Number | Revision Description | Revision Date |
|-----------------|----------------------|---------------|
| 1 | Initial Design | 2020/05/0021 |



| | |
|------------------|--|
| PLANNING | |
| CLIENT - PROJECT | Middleton Farm, Nannor Road, Crook of Devon KY13 0UH |
| Project number | 2020/05/0021 |
| Date | 02/08/2020 |
| Drawn by | JMC |
| Check by | AL-00001 JMC |
| Scale | 1:500 / 1:250 |



Location Plan 1:1250



Site Plan 1:500

A: Scale bar revised

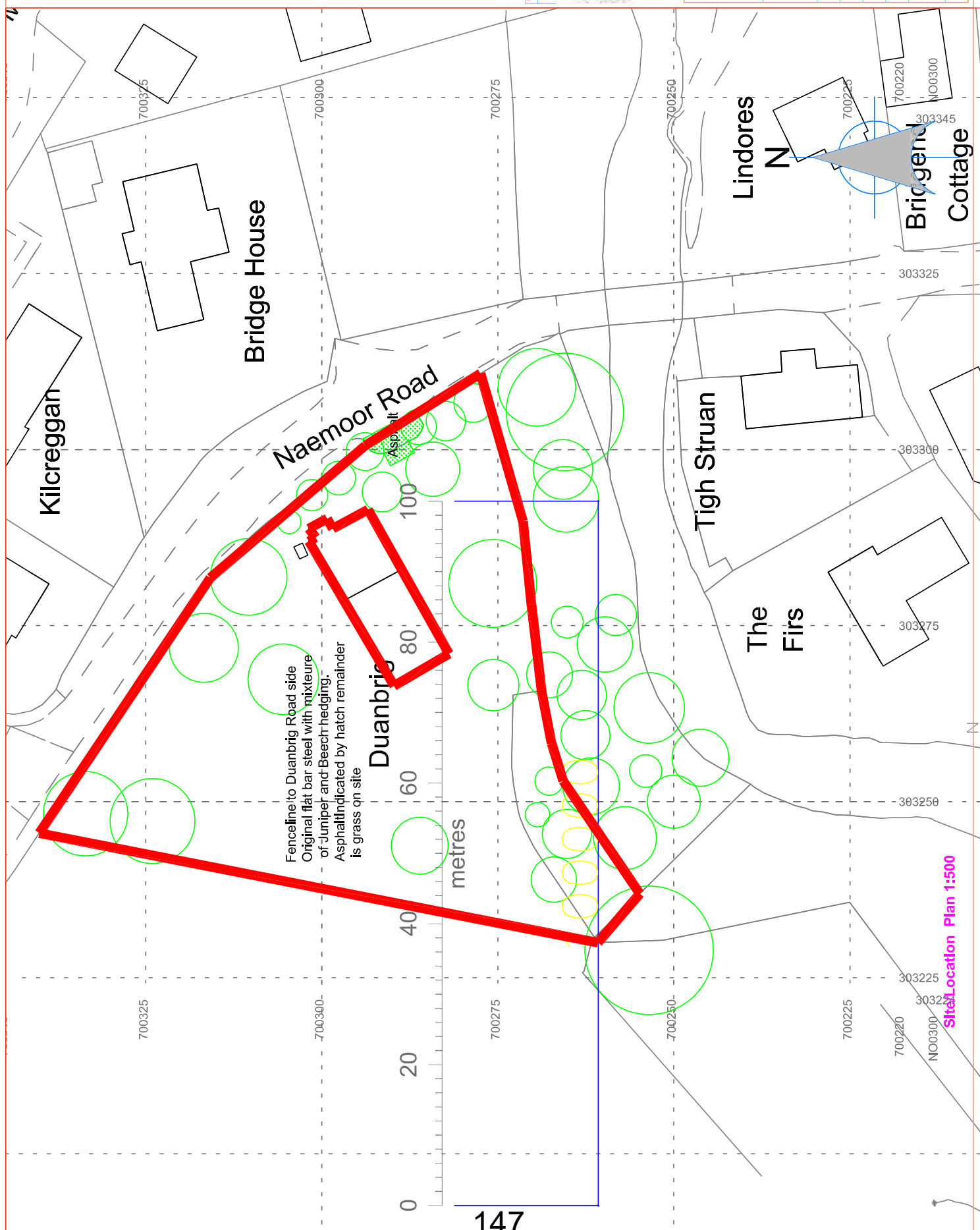
| Revision Number | Revision Description | Revision Date |
|-------------------|----------------------|---------------|
| Revision Schedule | | |

J MCI ARCHITECTURAL SERVICES

Foundation / Refinement / New Build / Existing
All types / Group / Technical aspects of physics and
Pell and Abundant Training Beginner to Advanced

PLANNING

| | | |
|--|---------------|-----|
| CLIENT - PROJECT Devon County Council Dunstable Nanorod Road, Crick of Devon KY13 0UH | 2020/05/0021 | REV |
| Project number | 19/10/2020 | |
| Date | Drawn by JMC | |
| Drawn by | AL-000/020JMC | A |
| Drawings Number | Site Plan | |
| Scale: 1:500 | | |





SAY YES TO SOLAR POWER!

Because it protects the climate.

Innovations from a photovoltaic pioneer

As a solar specialist with 50 years' experience in photovoltaics (PV), Sharp makes significant contributions to ground-breaking progress in solar technology.

Sharp photovoltaic modules in the ND series are designed for applications with high power requirements. These quality polycrystalline modules produce a continuous, reliable yield, even under demanding operational conditions.

All Sharp ND series modules offer system integration which is optimal both technically and economically, and are suitable for installations in on and off-grid PV systems.



Brief details for the installer

- 156.5 mm x 156.5 mm polycrystalline solar cells
- 60 cells in series
- 2,400 N/m² mechanical load-bearing capacity (245 kg/m²)
- 1,000 V DC maximum system voltage
- CE-compliant for your safety

Product features

- High-performance photovoltaic modules made of polycrystalline (156.5 mm)² silicon solar cells with module efficiencies of up to 13,4 %.
- Bypass diodes which minimise the loss in output when shading occurs.
- Textured cell surface for particularly high electricity yields.
- BSF structure (Back Surface Field) to optimise cell efficiency.
- Use of tempered white glass, EVA plastic, and weather protection film, as well as an anodised aluminium frame with drainage holes for long-term use.
- Output: connection cable with waterproof plug connector.

Quality from Sharp

Benchmarks are set by the quality standards of Sharp Solar. Continual checks guarantee a consistently high level of quality. Every module undergoes visual, mechanical, and electrical inspection. This is recognisable by means of the original Sharp label, the serial number, and the Sharp warranty:

- 2 year product guarantee
- 10 year performance guarantee for a power output of 90 %
- 20 year performance guarantee for a power output of 80 %

The detailed guarantee conditions and additional information can be found at www.sharp.eu.

Mechanical data

| | |
|------------------------------|--|
| Cell | Polycrystalline (156.5 mm) ² Sharp silicon solar cells |
| Quantity and wiring of cells | 60 in series |
| Dimensions | 1,652 x 994 x 46 mm (1.64 m ²) |
| Weight | 21 kg |
| Connection type | Cable with plug connector (MC-3) |

Limit values

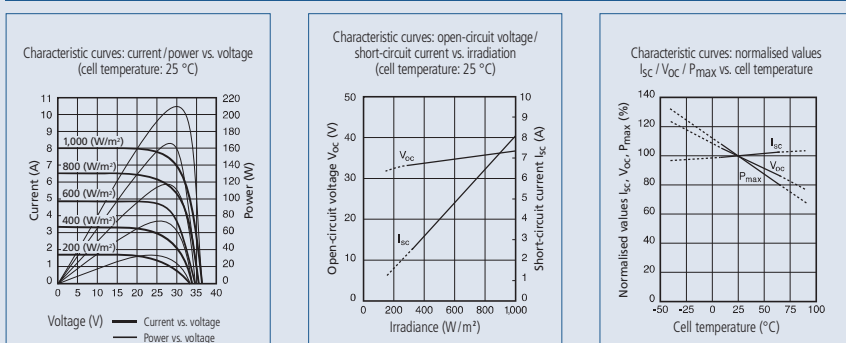
| | | |
|------------------------------|-------------|--------------------|
| Operating temperature (cell) | – 40 to +90 | °C |
| Storage temperature | – 40 to +90 | °C |
| Maximum system voltage | 1,000 | V DC |
| Maximum mechanical load | 2,400 | N / m ² |
| Over-current Protection | 15 | A |

Electrical data

| Made in EU | | ND-F220 (A1)* | ND-210 (E1F) | ND-200 (E1F) | |
|---|-------------------|--------------------|--------------------|--------------------|---------|
| Made in Japan | | | | | |
| Maximum power | P _{max} | 220 W _p | 210 W _p | 200 W _p | |
| Open-circuit voltage | V _{oc} | 36.8 | 36.4 | 36.0 | V |
| Short-circuit current | I _{sc} | 7.96 | 8.03 | 7.90 | A |
| Voltage at point of maximum power | V _{mpp} | 30.2 | 28.8 | 28.4 | V |
| Current at point of maximum power | I _{mpp} | 7.29 | 7.3 | 7.05 | A |
| Module efficiency | η _m | 13.4 | 12.8 | 12.2 | % |
| NOCT | | 47.5 | 47.5 | 47.5 | °C |
| Temperature coefficient – open-circuit voltage | αV _{oc} | – 130 | – 130 | – 130 | mV / °C |
| Temperature coefficient – short-circuit voltage | αI _{sc} | + 0.053 | + 0.053 | + 0.053 | % / °C |
| Temperature coefficient – power | αP _{max} | – 0.485 | – 0.485 | – 0.485 | % / °C |

The electrical data applies under standard test conditions (STCs): irradiation 1,000 W/m² with light spectrum AM 1.5 and a cell temperature of 25 °C. The rated electrical characteristics are subject to a manufacturing tolerance of – 5 % / + 10 %. NOCT conditions: irradiation of 800 W/m², ambient temperature of 20 °C and wind speed of 1 m/sec. *This module has three cell connectors and is otherwise identical in construction to the modules shown here.

Characteristic curves ND-210 (E1F)

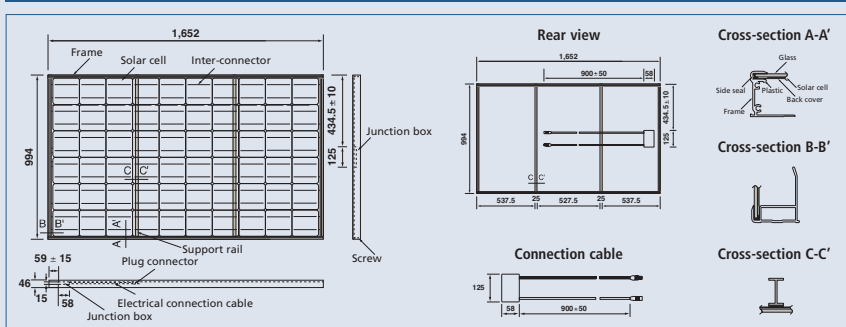


Applications

- On-grid PV systems
- Off-grid PV systems
- On-roof PV systems
- Ground-mounted PV systems

Please read our detailed installation manual carefully before installing the photovoltaic modules.

Exterior dimensions



Note

Technical data is subject to change without prior notice. Before using Sharp products, please request the latest data sheets from Sharp. Sharp accepts no responsibility for damage to devices which have been equipped with Sharp products on the basis of unverified information.

The specifications may deviate slightly and are not guaranteed. Installation and operating instructions are to be found in the corresponding handbooks, or can be downloaded from www.sharp.eu.

This module should not be directly connected to a load.

Sharp Energy Solution Europe
a division of Sharp Electronics (Europe) GmbH
Sonninstr. 3 • 20097 Hamburg • Germany
Tel: + 49 (0) 40 / 23 76 - 0 • Fax: + 49 (0) 40 / 23 76 - 21 93
www.sharp.eu

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Benelux
SolarInfo.seb@sharp.eu
Central & Eastern Europe
SolarInfo.scee@sharp.eu

Denmark
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France
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SHARP

LRB-2021-04

**Planning Application – 20/01425/FLL – Extension to
dwellinghouse, Duanbrig, Naemoor Road, Crook of
Devon**

REPRESENTATIONS

Monday, 07 December 2020



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Free phone Number - 0800 389 0379
E-Mail - developmentoperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Customer



Duanbrig, Naemoor Road Crook Of Devon, Kinross, KY13 0UH

Proposal: Extension to dwellinghouse

Our Reference: DSCAS-0028272-KW7

Planning Reference: 20/01425/FLL

Thank you for your recent submission detailing your proposals for surface water drainage with regards an extension at the above address.

Audit of Proposal

I have carried out an audit of the below listed drawings and I'm pleased to confirm that Scottish Water has no objection to the development proceeding.

Please Note

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

General Notes

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

This response is in relation to the information you have provided. If there are any changes to your proposed development, you may be required to submit the proposed amendments for review.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below.

Yours sincerely,

Planning Application Team

Development Operations Asset Impact Team Advisor

Tel:

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Comments to the Development Quality Manager on a Planning Application

| | | | |
|---|--|-----------------------------|---------------|
| Planning Application ref. | 20/01425/FLL | Comments provided by | Diane Barbary |
| Service/Section | Conservation | Contact Details | |
| Description of Proposal | Extension to dwellinghouse | | |
| Address of site | Duanbrig, Naemoor Road, Crook of Devon | | |
| Comments on the proposal | <p>Duanbrig is sited adjacent to the category B listed Fossoway Bridge (LB 11461) and category C listed Bridge House (LB 11461)</p> <p>I have no comments or concerns regarding the impact of the proposed development on the setting of the listed buildings.</p> | | |
| Recommended planning condition(s) | | | |
| Recommended informative(s) for applicant | | | |
| Date comments returned | 11/12/2020 | | |

Comments to the Development Quality Manager on a Planning Application

| | | | |
|---|--|-----------------------------|--|
| Planning Application ref. | 20/01425/FLL | Comments provided by | Lucy Sumner |
| Service/Section | Strategy & Policy | Contact Details | Development Contributions Officer: Lucy Sumner |
| Description of Proposal | Extension to dwellinghouse | | |
| Address of site | Duanbrig Naemoor Road Crook Of Devon Kinross KY13 0UH | | |
| Comments on the proposal | I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance. | | |
| Recommended planning condition(s) | | | |
| Recommended informative(s) for applicant | | | |
| Date comments returned | 17 December 2020 | | |

Development Management - Generic Email Account

From: Tina King [REDACTED]
Sent: 17 December 2020 10:36
To: Development Management - Generic Email Account
Subject: Re: 20/01425/FLL

Good morning

In response to planning application at 'Duanbrig' Naemoor road.

It is unclear if the application is for full planning permission for houses or house extension (I would like to see plans for extension) map enclosed is for the whole area we cannot access pkc website seems to be down to look at plans.

We strongly object to more houses being built on Naemoor road.

Inver-structure cannot cope, sewage, road etc etc

Bridge is in desperate need of repair, I have reported problem to PKC number of occasions, it has never been maintained in 27 years we have lived in Bridge House.

Cope stones are loose last summer my son fished one from the river! Underneath bridge mortar needing replaced, cracks appearing.

Over weight lorries ignore 10 ton sign !

Duanbrig has two very dangerous entrances I have witnessed many accidents over the years, cars coming from A977 so fast meeting traffic coming opposite direction.

Children walk to school, walkers, elderly, cyclists use Naemoor road.

Traffic is getting faster, using road as through road onto A977 only a matter of time before someone is seriously hurt.

On a regular basis I am unable to access my house cars parked at my entrance, we could not have house fuel delivered when 'beast from east' winter due to cars parked at my entrance these cars were all visitors for Duanbrig we had 1 week without fuel.

I have asked to please park properly use her drive, she has 2 cars anymore would be horrendous.

Miss Erskine does not believe in accommodating her neighbours, it would be a living nightmare having to deal with anymore traffic, very very stressful over the years this situation has effected my health.

Thank you for taking the time to read this email.

Mr & Mrs A King
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

On 14 Dec 2020, at 09:28, Development Management - Generic Email Account
<DevelopmentManagement@pkc.gov.uk> wrote:

Dear Tina

