

<b>LRB-2020-08 - 19/01965/FLL - Erection of a garage with ancillary accommodation, Tomaknock House, Crieff</b>
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**LRB-2020-08 - 19/01965/FLL - Erection of a garage with  
ancillary accommodation, Tomaknock House, Crieff**

**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 type="checkbox"/>            |
| 3. Site inspection  | <input 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:

We attached further information demonstrating the impact of the proposal on it's surroundings. This is key information included in response to the reasons for refusal.

**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 reason for refusal is stated as:

*The proposed structure, by combination of its large proportions and contrasting design, would result in an inappropriate and unacceptable visual impact, to the detriment of the character and visual amenity of the area.*

We contest this opinion. By using the guidance set out in Placemaking Supplementary Guidance 2020 we can demonstrate that the proposal is of an appropriate scale, position and design.

The attached supporting document clearly illustrates:

- Context - the proposal is significantly smaller than the existing dwelling and is smaller than the ancillary buildings of the surrounding houses.
- Siting - the proposal is positioned behind the existing house and is not visible from the road or the approach to the house. It is only obliquely visible from the neighboring properties through dense mature landscape screening.
- Design - the proposed external finish materials are suitable for such a development; in not attempting to match the existing in a pastiche manner they provide a suitable contrast to the dominant existing dwelling. This approach complies with the Placemaking Supplementary Guidance 2020.

In summary - the considered and informed approach to the proposal ensures that it is subordinate to the existing dwelling and has a positive visual impact within its setting. Please refer to the attached documentation for further details.

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

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

PL(001) Location plan  
PL(002) Site plan  
PL(003) Plans  
PL(004) Section  
PL(005) Elevations (all drawings are as submitted for the planning application)

Supporting statement, including additional information

**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.

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**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.

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**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

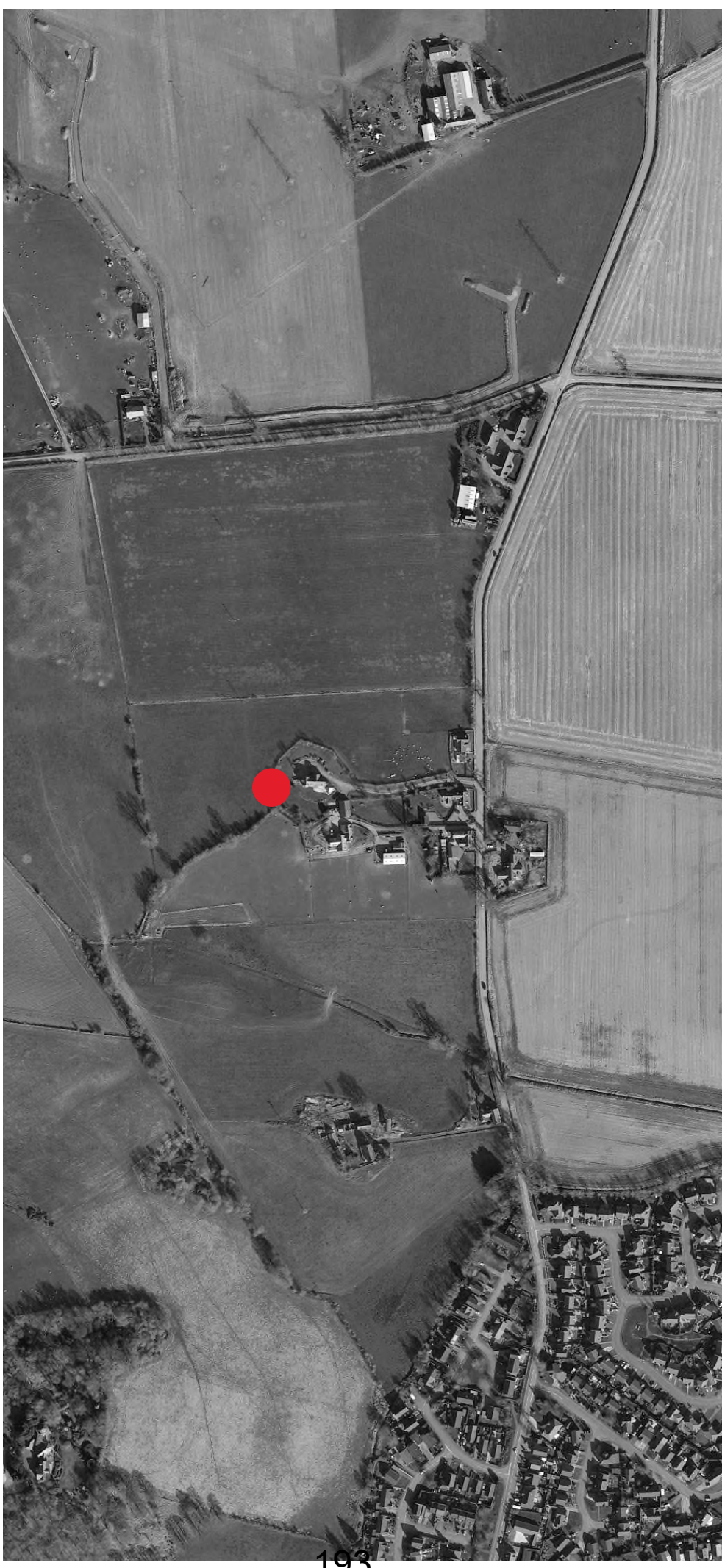


Date

04.03.2020



**PROPOSED GUEST ACCOMMODATION & GARAGE AT TOMAKNOCK HOUSE, CRIEFF**  
(Planning ref 19/01965/FLL) - LOCAL REVIEW BODY SUPPORTING STATEMENT - (REV A)



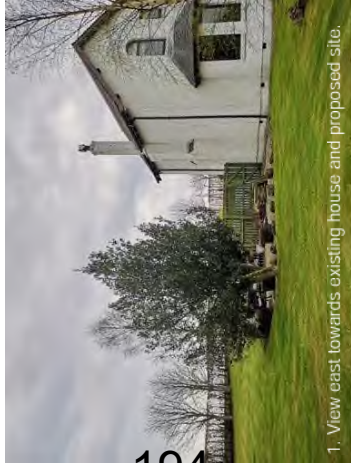




Introduction

Our clients are seeking to develop, for themselves, a detached triple garage with ancillary first floor accommodation within a redundant area of the existing house's garden area. The project is an opportunity to design and build a 'fit for purpose' garage building aligned to their long term needs and requirements.

The existing house and site currently includes a significant area of the garden which provides excellent amenity and privacy. The proposed new garage and accommodation will not adversely affect this.



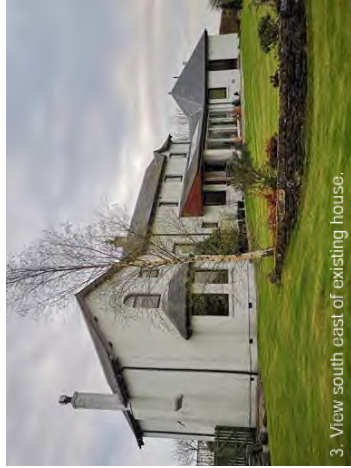
1. View east towards existing house and proposed site.



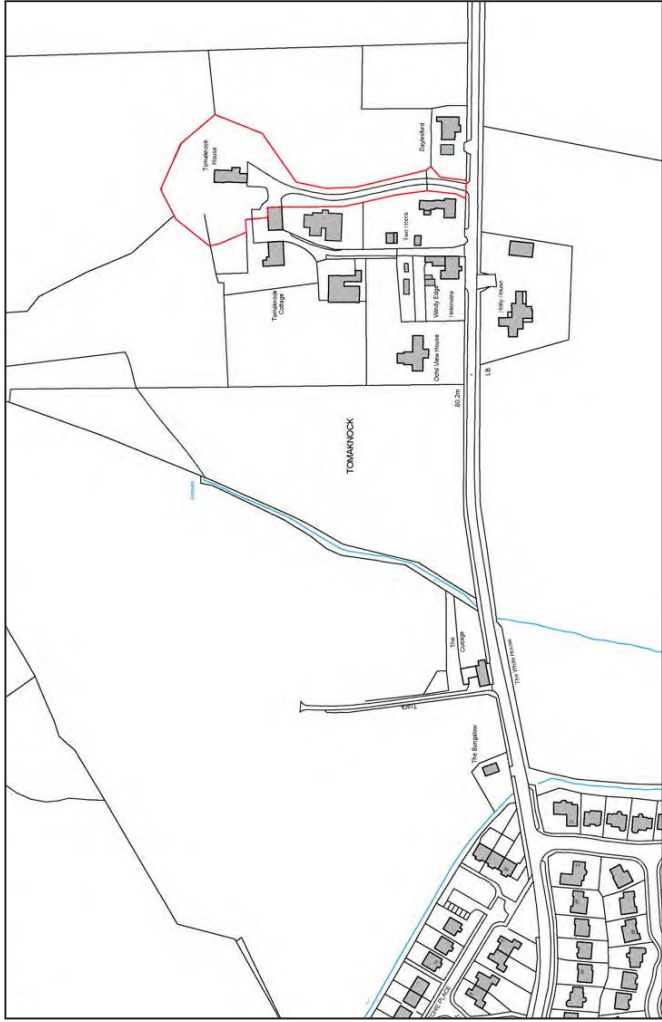
2. View north-west showing existing parking.



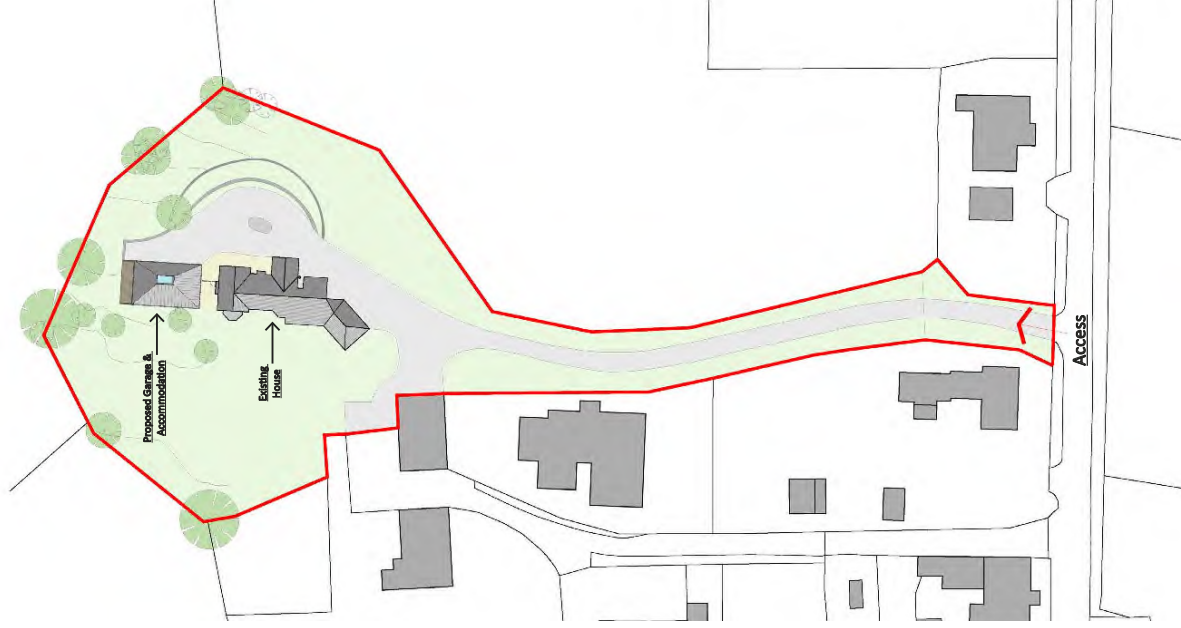
3. View west facing existing house.



3. View south east of existing house.



Location Plan



Site Plan Context

### Site Context

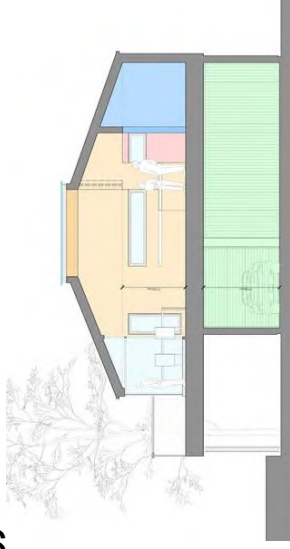
The garden area proposed for the siting of the triple garage building is located to the north of the existing house. Currently there is an uncovered parking area within this part of the site, with no outlook from the existing house as the north elevation is blank. The orientation of the proposed development will reinforce further an existing entrance courtyard and vehicular turning circle to the front of the existing house, whilst also providing views north for the ancillary first floor accommodation.

The surrounding area of the site consists of agricultural land to the north, east and west boundaries. Several detached dwelling houses with their own detached garages lie to the south west boundary, which provide a well-established landscape framework for the proposed new garage building to be situated.

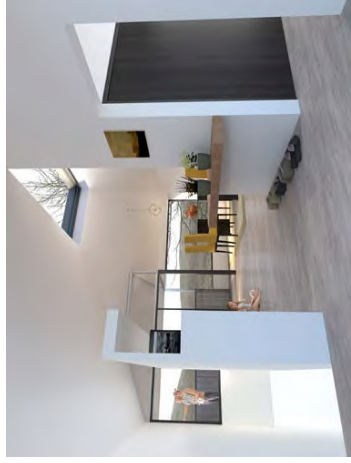
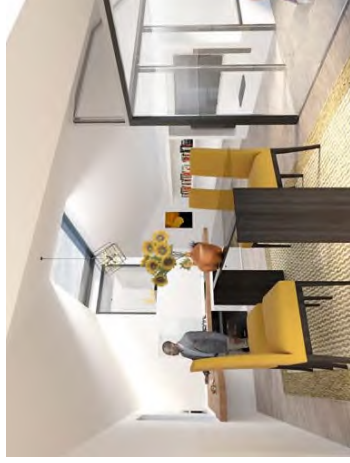
The existing garden area has sufficient capacity to support the proposed new garage and ancillary accommodation development. The relatively flat topographical nature of the site with its gentle slope affords the existing house and new garage building a means to achieve a positive integration with its setting, with the character of the surrounding area not being adversely affected.



East Elevation



Proposed Section



Interior Visualisations

Proposal

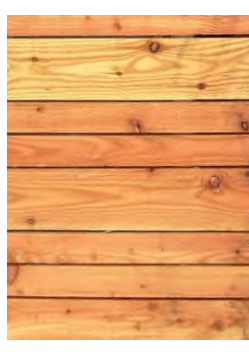
In preparation for a planning application submission a pre-application enquiry was submitted in April 2019. Reference no. 19/00265/PREAPP.

In response to the project brief and site analysis the development strategy adopted has positioned the new building to the north of the existing house;

- avoiding any adverse affects to existing house and neighbouring houses and buildings
- reinforcing existing parking and entrance area
- utilising views to the north of site

The concept design has been developed towards a rectangular plan form with selected and controlled views towards the garden and outwith the site northwards. The elevations and use of materials has been carefully considered to create a clear distinction between the triple garage/workshop on the ground floor and the first floor accommodation. A proposed render finish to the ground floor will help the new build assimilate with the existing house, whilst a low roof pitch has been utilised to minimise the form and scale of the building.

Materials include render, timber cladding and a standing seam roof.





EXTRACT FROM 2020 PLACEMAKING GUIDE

**Outbuildings & garages**

Generally, these buildings should:

- Be subordinate to the original building and should not obscure the approach to the house.
- Be set back from the frontage.
- Be built with materials which respect the house and its surroundings.

SITING AND DESIGN PROPOSALS

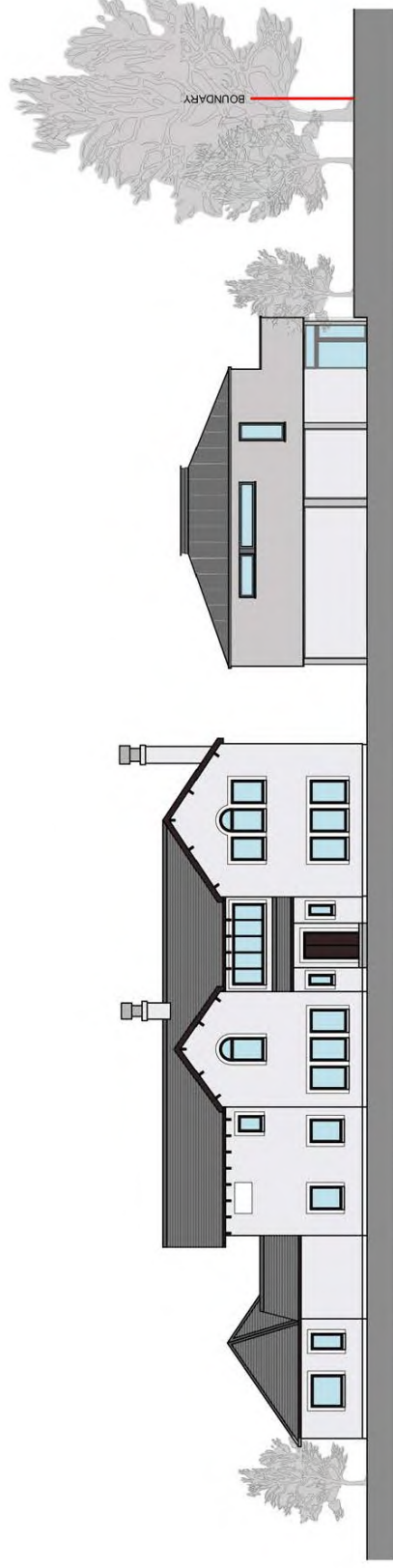
- The new build garage is positioned behind the existing dwelling - and will be obscured from view when approaching the existing house.
- The footprint of the new build garage is considerably smaller than the existing house.
- The width of the new build garage matches the width of the existing house, as does the alignment on the site. The ridge of the new build garage is lower than that of the existing house.

While all of these points contribute to the subservient nature of the new build garage, we are mindful that the proposed building is not only a garage, but also acts as ancillary accommodation. As such it's appropriate that the new build has some presence within the site while not competing visually with the existing dwelling. To address this, we have followed guidance as set out in the 2020 Placemaking Guide - Householder Application, and are proposing that the new build be "*purposefully different yet...equally compatible and complementary*". To achieve this the new build proposal has a simple form and will be constructed in materials that complement the traditional materials of the existing house.

The closest neighbouring building is 36.5m from the proposal, while this property has an oblique view of the proposal, the new build garage does not impact on view, light or amenity.



Location Plan



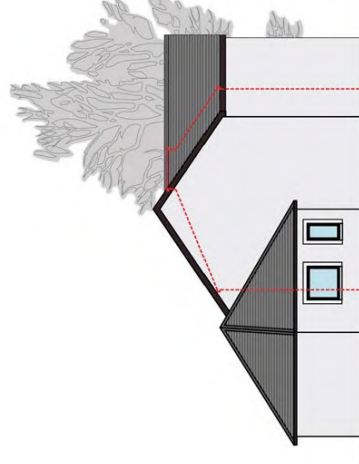
EAST ELEVATION (1:200)



## Householder Applications

An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well designed extension can enhance a property.

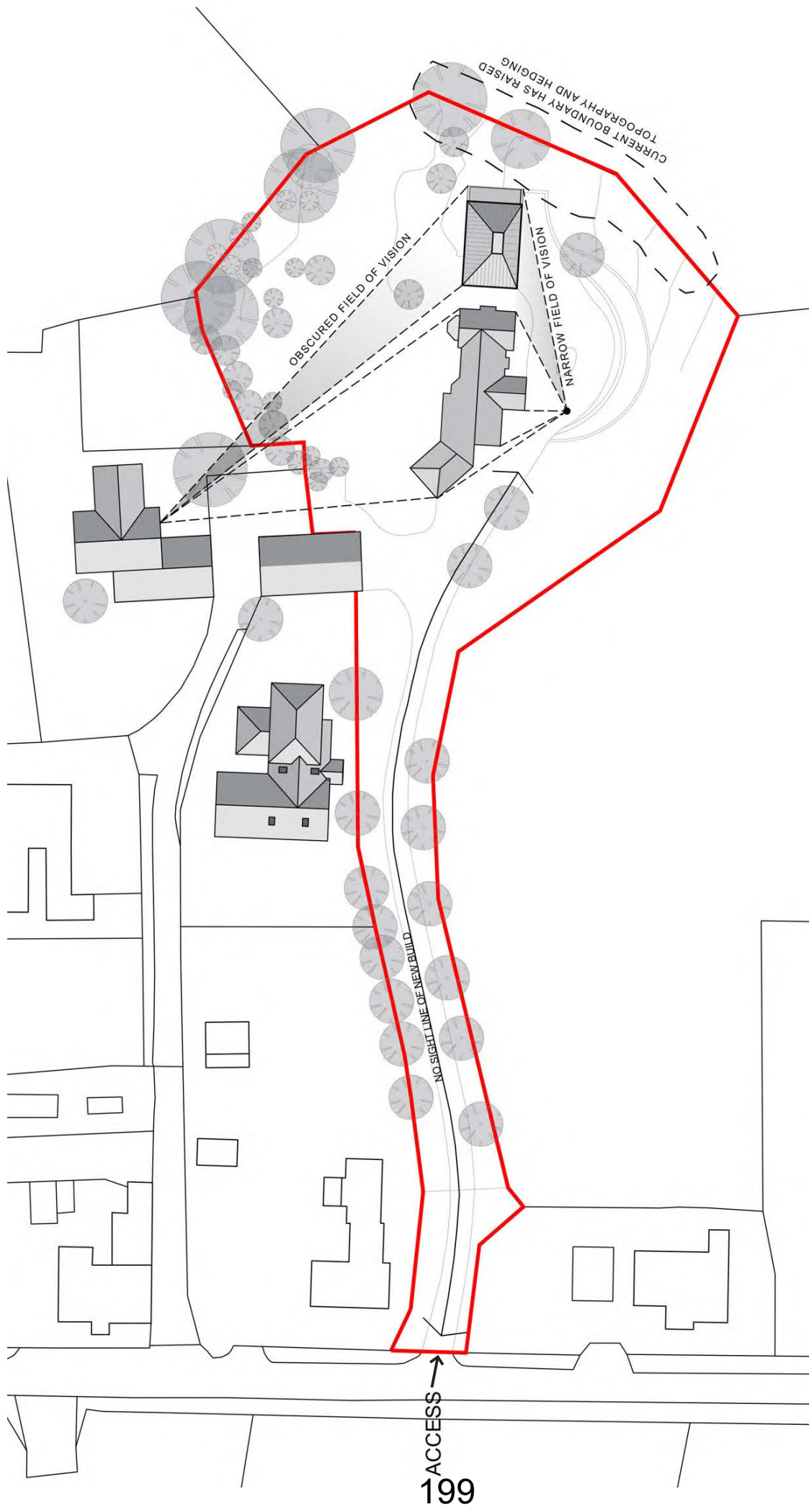
**Our proposal follows these guidelines.**



SOUTH ELEVATION (1:2000)

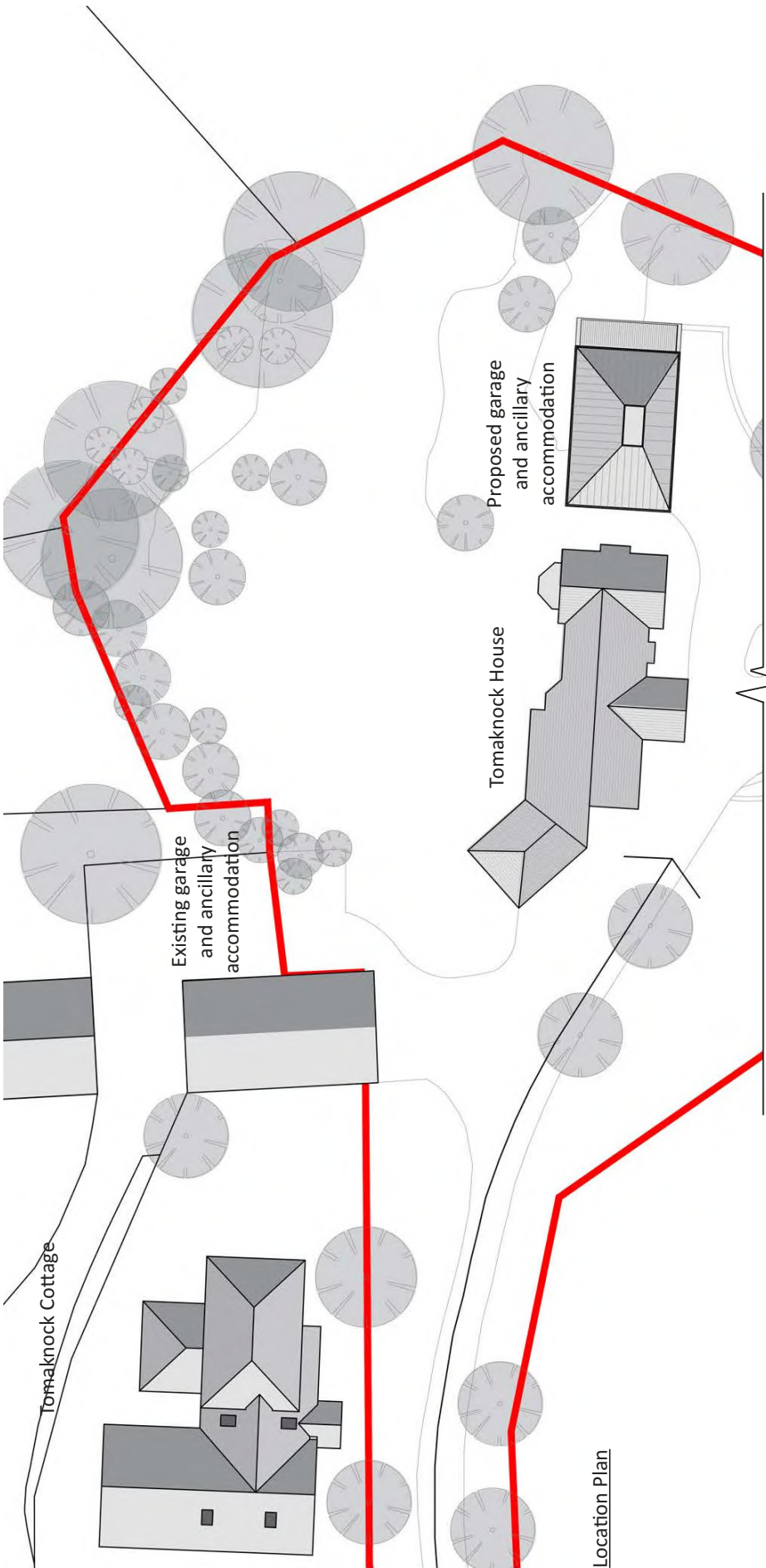
Red line indicates new build garage behind existing property



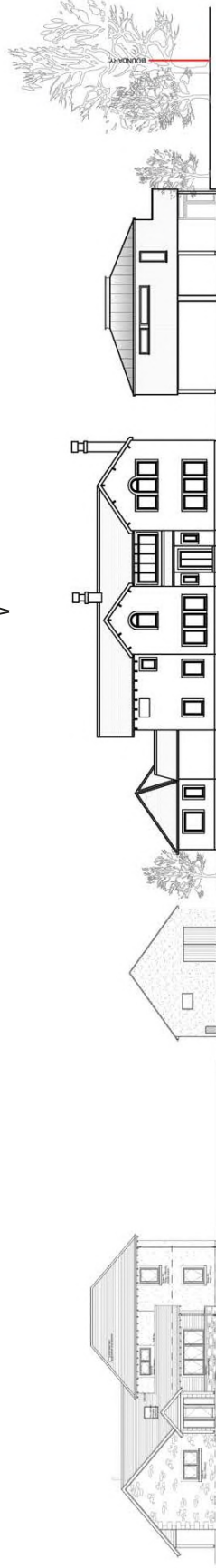


Location Plan - Site Lines

FPA



Location Plan



Site Elevations

Proposed Guest Accommodation with Garage, Tomaknock House, Crieff.



Location Plan



DRAWING  
(PL)001

REVISION

SCALE  
1:2000 @A3

TITLE  
Location Plan

PURPOSE  
Planning

DATE  
November 19

DRAWN  
MM

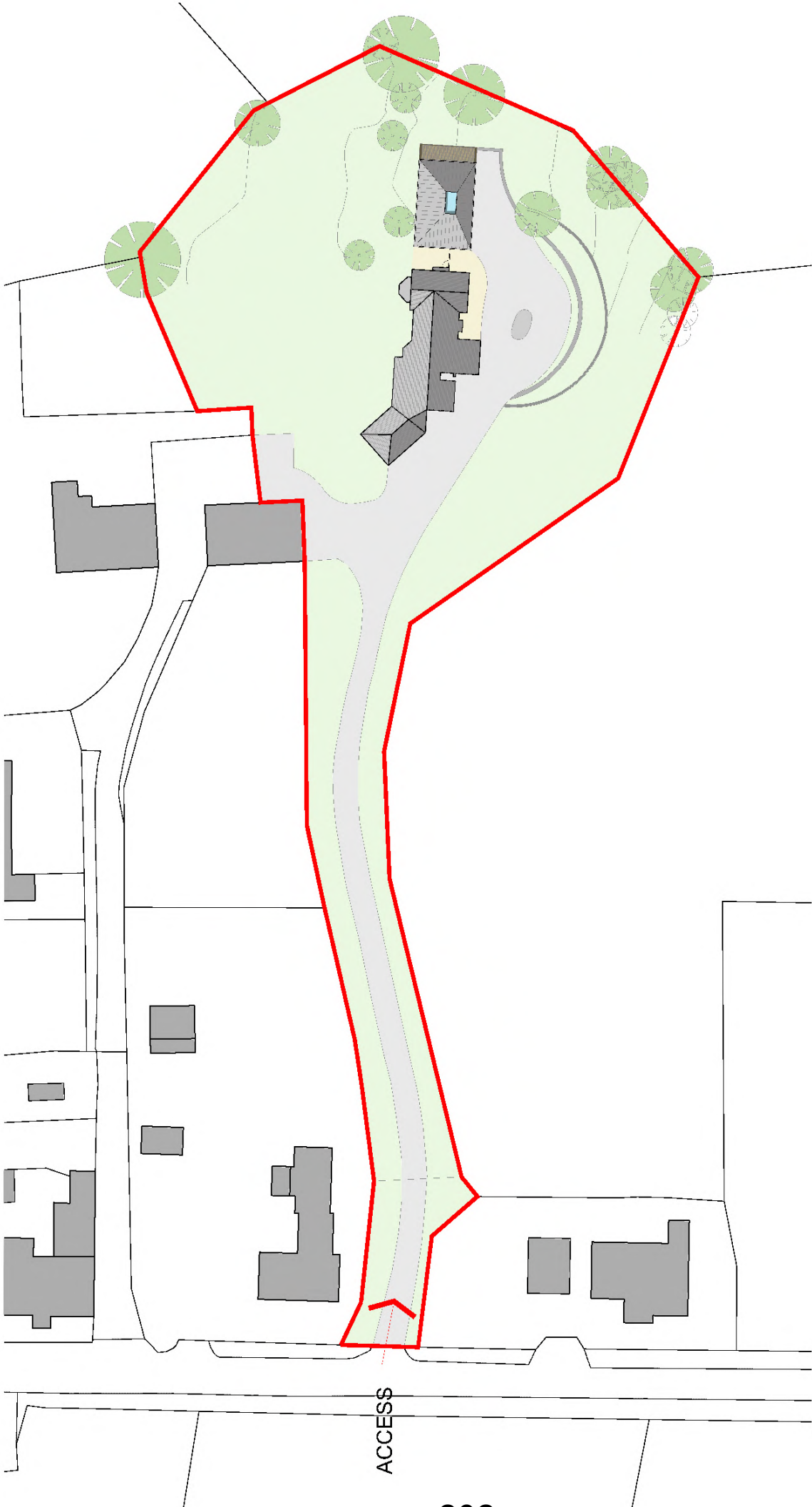
PROJECT  
Proposed Guest Accommodation  
with Garage  
Tomaknock House, Crieff.  
PH7 3QH

FERGUS PURDIE ARCHITECT RSA  
5A MELVILLE STREET PERTH  
PH1 5PY

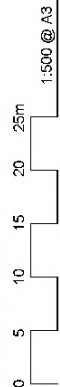
01738 444122  
fergus@ferguspurdiearchitect.co.uk

Read in conjunction with other consultants information health and safety plan.  
This drawing must only be used for the purpose for which it is supplied and its  
contents must not be reproduced for any purpose without written permission.





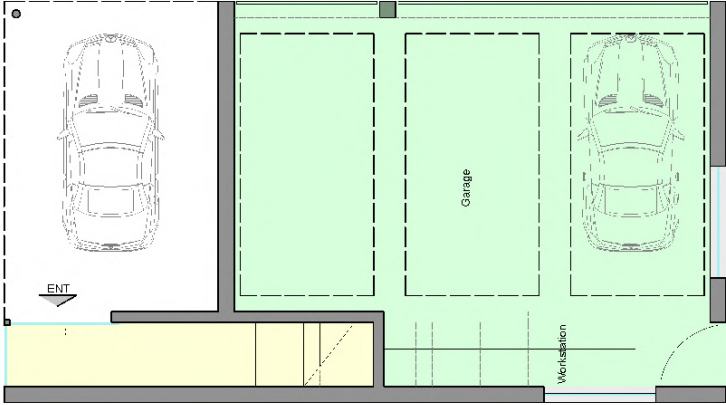
Site Plan



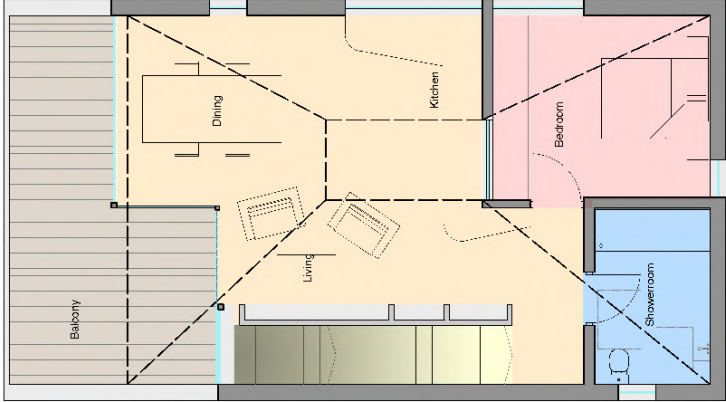
Read in conjunction with other consultants information health and safety plan.  
This drawing must only be used for the purpose for which it is supplied and its  
contents must not be reproduced for any purpose without written permission.

PROJECT Proposed Guest Accommodation with Garage Tomaknock House, Crieff. PH7 3QH	DATE November 19 DRAWN MM	TITLE Site Plan PURPOSE Planning	DRAWING (PL)002 REVISION _	SCALE 1:500 @A3
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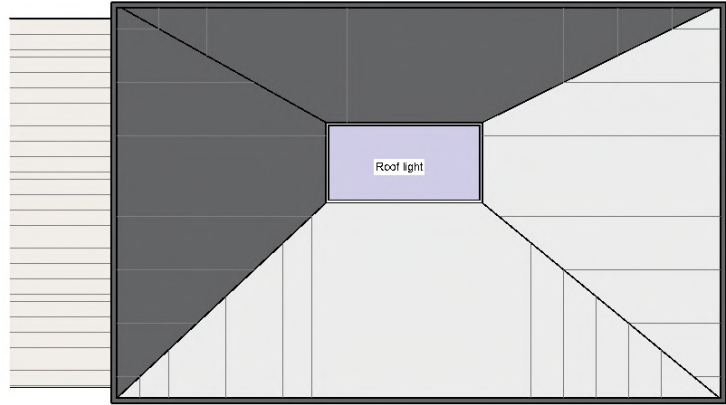
**FERGUS PURDIE ARCHITECT RSA**  
5A MELVILLE STREET PERTH  
PH1 6PY  
01738 441422  
fergus@ferguspurdiearchitect.co.uk



Ground Floor



First Floor

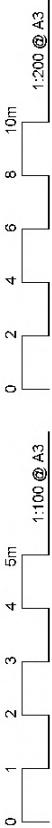
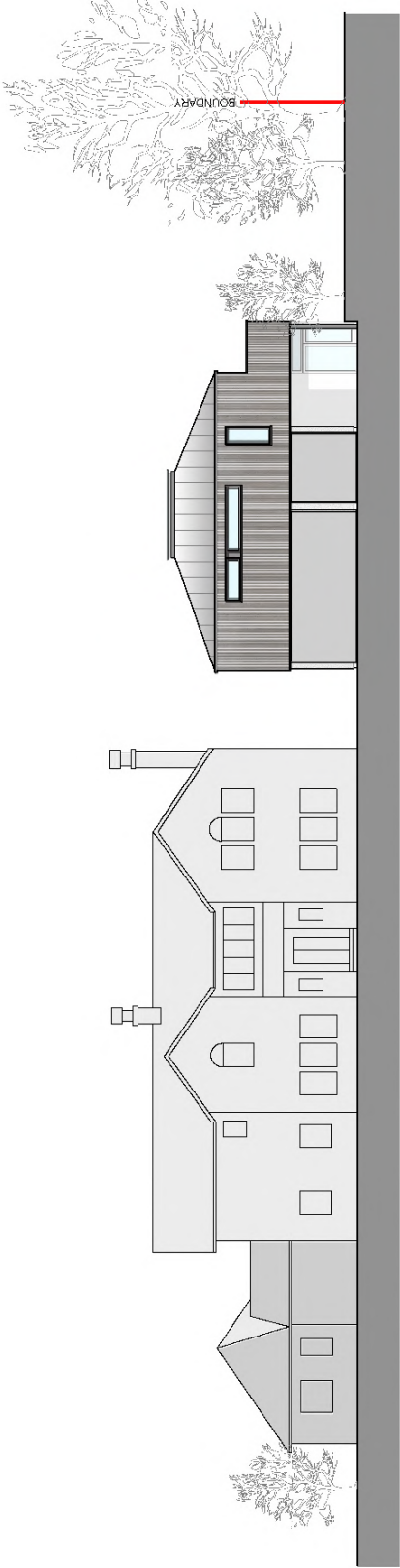
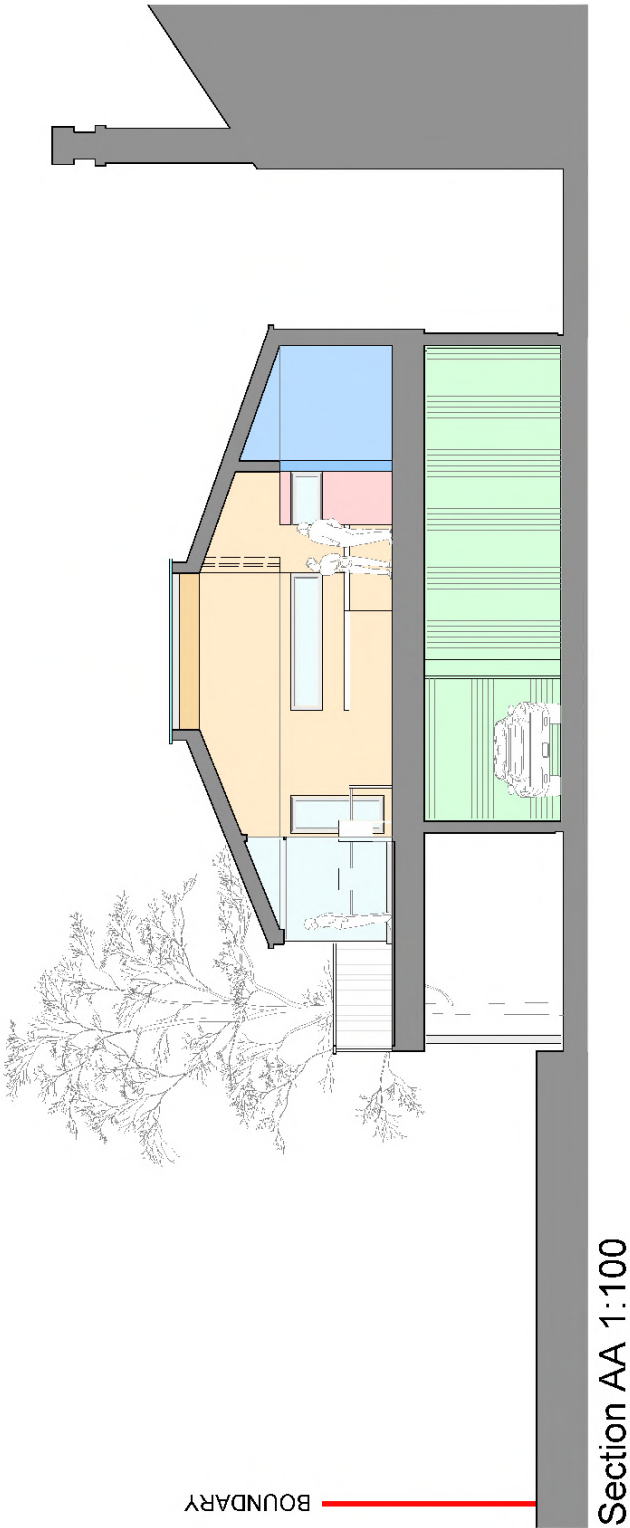


Roof Plan



Read in conjunction with other consultants information health and safety plan.  
This drawing must only be used for the purpose for which it is supplied and its  
contents must not be reproduced for any purpose without written permission.

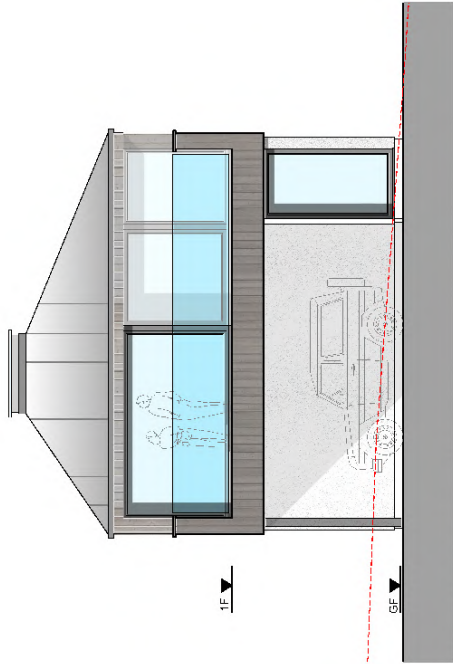
PROJECT Proposed Guest Accommodation with Garage Tomaknock House, Crieff PH7 3QH	DATE November 19	TITLE Plans	DRAWING (PL)003
	DRAWN MM	PURPOSE Planning	REVISION .
		SCALE 1:100 @A3	



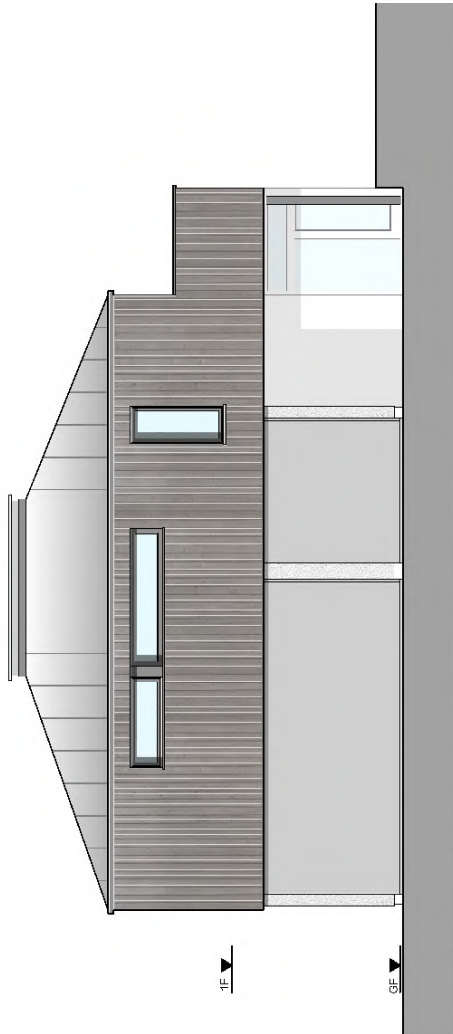
Read in conjunction with other consultants information health and safety plan.  
This drawing must only be used for the purpose for which it is supplied and its  
contents must not be reproduced for any purpose without written permission.

PROJECT	DATE	TITLE	DRAWING
Proposed Guest Accommodation with Garage Tomaknock House, Crieff PH7 3QH	November 19	Section AA & Site Section	(PL)004
	DRAWN WP	PURPOSE PH7 3QH	REVISION A

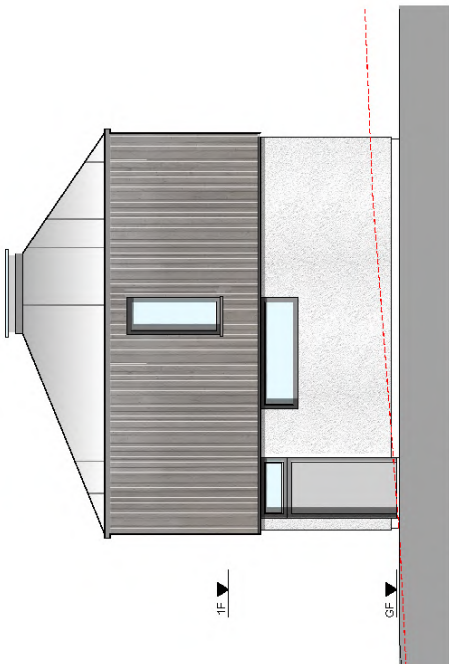




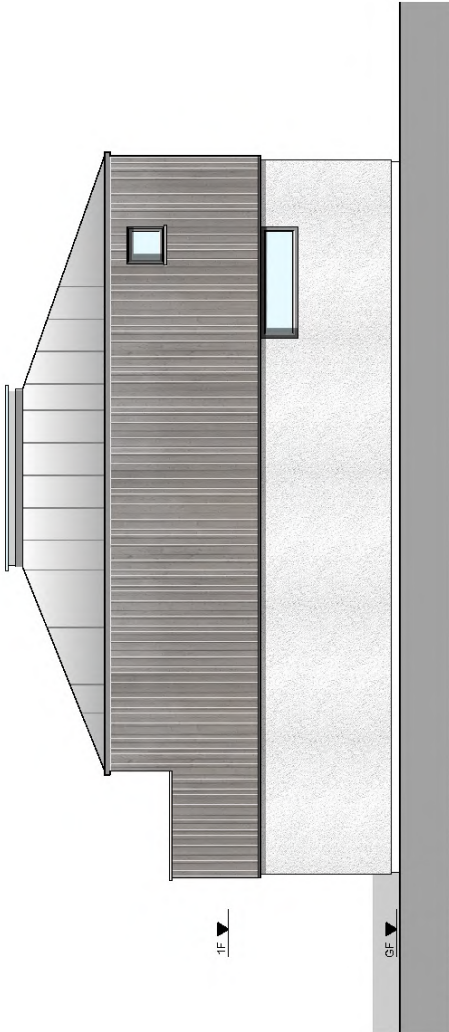
North Elevation



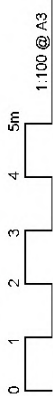
East Elevation



South Elevation



West Elevation



Read in conjunction with other consultants information health and safety plan.  
This drawing must only be used for the purpose for which it is supplied and its  
contents must not be reproduced for any purpose without written permission.

PROJECT Proposed Guest Accommodation with Garage Tomaknock House, Crieff PH7 3QH	DATE November 19	TITLE Elevations	DRAWING (PL)005	FERGUS PURDIE ARCHITECT RSA
	DRAWN MM	PURPOSE PH7 3QH	REVISION -	5A MELVILLE STREET PERTH PH1 5PY
		SCALE 1:100 @A3		01738 444122 fergus@ferguspurdiearchitect.co.uk



<b>LRB-2020-08 - 19/01965/FLL - Erection of a garage with ancillary accommodation, Tomaknock House, Crieff</b>
--

**PLANNING DECISION NOTICE** *(included in applicant's submission, pages)*

**REPORT OF HANDLING** *(included in applicant's submission, pages)*

**REFERENCE DOCUMENTS**



# PERTH AND KINROSS COUNCIL

Mr And Mrs P Jones  
c/o Fergus Purdie Architect  
Fergus Purdie  
5A Melville Street  
Perth  
PH1 5PY

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 22nd January 2020

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **19/01965/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 10th December 2019 for permission for **Erection of a garage with ancillary accommodation Tomaknock House Crieff PH7 3QH** for the reasons undernoted.

Head of Planning and Development

### Reasons for Refusal

- 1 The proposed structure, by combination of its large proportions and contrasting design, would result in an inappropriate and unacceptable visual impact, to the detriment of the character and visual amenity of the area.

Approval would therefore be contrary to Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan 2, 2019, which seek to ensure that developments contribute positively to the quality of the surrounding built environment by respecting the design, appearance, height, massing and finishing materials in order to protect 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](http://www.pkc.gov.uk) "Online Planning Applications" page

## **Plan Reference**

19/01965/1

19/01965/2

19/01965/3

19/01965/4

19/01965/5

19/01965/6

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	19/01965/FLL	
Ward No	P6- Strathearn	
Due Determination Date	09.02.2020	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Erection of a garage with ancillary accommodation

**LOCATION:** Tomaknock House Crieff PH7 3QH

#### 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:** 12 December 2019

#### SITE PHOTOGRAPHS



#### BACKGROUND AND DESCRIPTION OF PROPOSAL

Tomaknock House is a large detached dwellinghouse which is located on the Eastern boundary of Crieff. This application seeks detailed planning permission for the erection of a large detached ancillary accommodation block, with a raised external terrace, over the top of a quadruple bay garage/carport facility.

#### SITE HISTORY

06/01765/FUL      Extension to house  
Application Approved – 6 September 2006

09/01094/FLL	Proposed Erection of Dwelling House and Garage on site adjacent to Tomaknock House, Crieff. Renewal of planning permission reference 04/02257/FUL dated 7th March 2005 Application Approved – 17 August 2009
12/01081/FLL	Renewal of planning consent (09/01094/FLL) for the erection of dwellinghouse and garage Application Approved – 12 July 2012

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: 19/00265/PREAPP  
Related to a significantly smaller structure with a more appropriate design.

## **NATIONAL POLICY AND GUIDANCE**

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

## **DEVELOPMENT PLAN**

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

Policy 1B: Placemaking

Policy 17: Residential Areas

## **OTHER GUIDANCE**

Perth & Kinross Council's 2019 Draft Placemaking Technical Notes: Householder Applications, states that;



### *Outbuildings and Garages*

Generally, these buildings should:

- Be subordinate to the original building
- Be built with materials which respect the house and its surroundings

### *Balconies, roof terraces and decking*

Generally, balconies and roof terraces should avoid:

- Being located too close to boundaries
- Overlooking neighbouring properties

## **CONSULTATION RESPONSES**

Scottish Water

*No objections – further advice included in consultation response of 17.12.19.*

## **INTERNAL COMMENTS**

Development Negotiations Officer

*No objections.*

## **REPRESENTATIONS**

No letters of representation have been received in relation to this proposal.

## **ADDITIONAL STATEMENTS RECEIVED:**

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

## **APPRAISAL**

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 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**

In general terms, developments which are ancillary to an existing domestic dwelling are considered to be acceptable in principle. However, detailed consideration must be given to the scale, form, massing, design, position, proportions and external finishing materials of any proposal and whether it would have an adverse impact on visual or residential amenity.

## **Design and Layout**

Tomaknock House is a large detached dwellinghouse which is situated within generous garden grounds at the Eastern periphery of Crieff. The land to the West of the application site is allocated as Housing land H57 in LDP2. Part of H57 has planning permission (Ref: 16/02217/FLM), however, no planning application has been received for the East-most part of H57 to date. The land to the East falls out with the Crieff boundary and is designated as the *Upper Strathearn* Special Landscape Area.

The proposed structure is a detached two storey building, which would sit 3 metres to the North of the house, measuring 13.5 metres in width, 7.5 metres in depth, 5.6 metres to the eaves and 7.4 metres in overall height. The ground floor would have a triple garage with workstation, a carport and an internal staircase leading to the upper level. The first floor would provide fully equipped standalone ancillary accommodation, with a raised external balcony.

## **Landscape**

The curtilage of Tomaknock House adjoins, but is out with, the *Upper Strathearn* Special Landscape Area. The height of the proposed development is broadly similar to the existing house, as shown in drawing 19/01965/5. However, as the development would be situated within the established boundaries, and co-located with the existing house, its impact would be localised, and it would not have a significant adverse impact on the wider landscape.

## **Residential Amenity**

The proposal would not have an adverse impact on surrounding residential amenity, given their relative positions, orientations and distances.

## **Visual Amenity**

The siting and design of domestic garages and ancillary outbuildings is an issue that is often overlooked; they should not be over dominant in scale and they should be clearly subordinate to the main house.

The proposed two-storey structure has been purposefully designed so as to contrast with Tomaknock House, with large glazed openings, an asymmetrical shallow-pitched zinc roof and timber cladding at first floor level. It has particularly large proportions, given that it is proposed as an ancillary outbuilding.

This does not resemble the suggested proposal at pre-application stage, Ref: 19/00265/PRAEPP, which received generally positive feedback. That was of substantially smaller proportions; single-storey in design with upper level accommodation contained entirely within the roof space.

The combination of the contrasting design and large proportions of the proposed two-storey structure would result in an incongruous appearance, to the detriment of the visual amenity of the area. Additionally, the proposal is of a bulk and massing which could not be considered sufficiently subordinate to the host dwelling.

### **Roads and Access**

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

### **Drainage and Flooding**

There is no drainage or flooding issue associated with this proposed development. However, the applicant should be mindful of the advice provided in the consultation response from Scottish Water, dated 17 December 2019.

### **Developer Contributions**

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

### **Economic Impact**

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

### **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2016 or the adopted 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 been made within the statutory determination period.

### **LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **RECOMMENDATION**

### **Refuse the application**

### **Reasons for Recommendation**

- 1 The proposed structure, by combination of its large proportions and contrasting design, would result in an inappropriate and unacceptable visual impact, to the detriment of the character and visual amenity of the area.

Approval would therefore be contrary to Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan 2, 2019, which seek to ensure that developments contribute positively to the quality of the surrounding built environment by respecting the design, appearance, height, massing and finishing materials in order to protect 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**

19/01965/1

19/01965/2

19/01965/3

19/01965/4

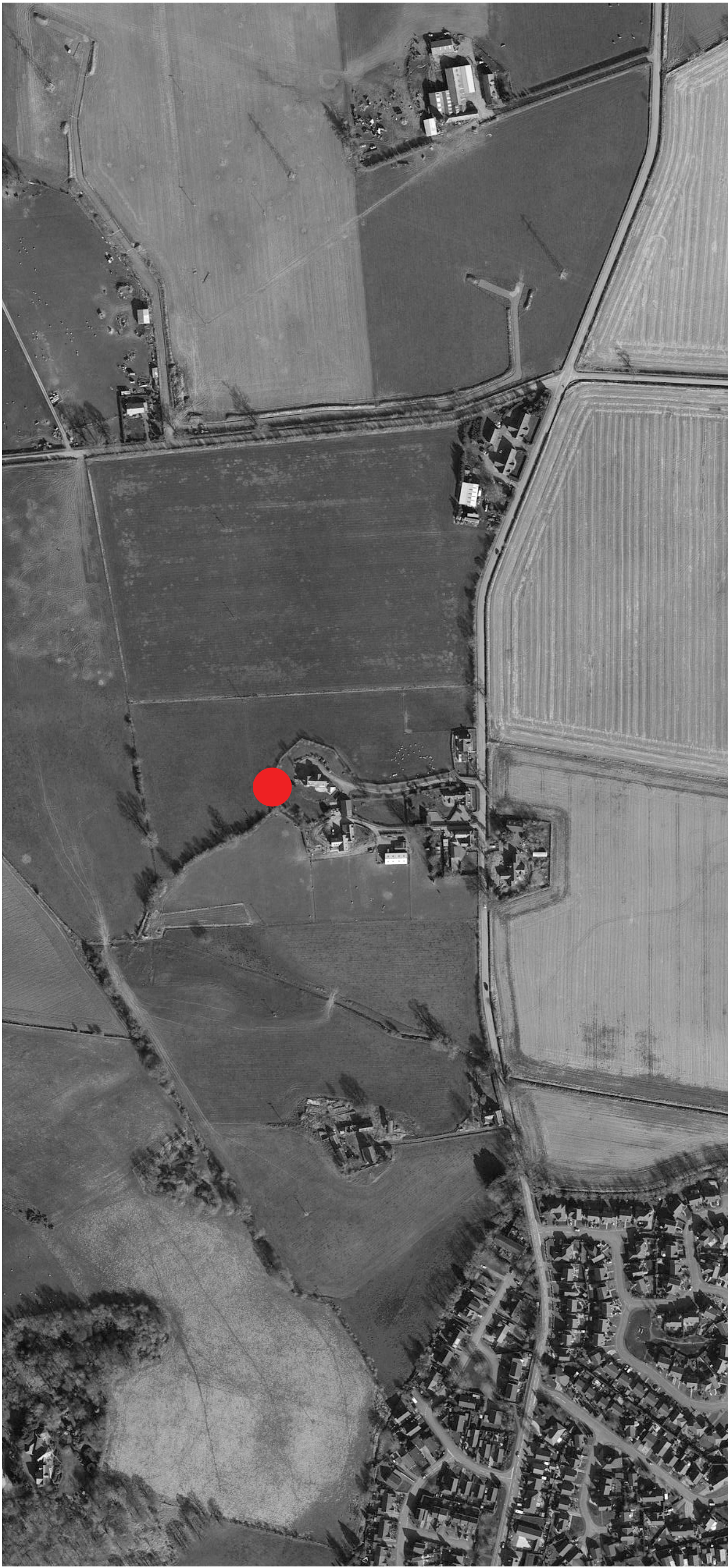
19/01965/5

19/01965/6

**Date of Report**      **22 January 2020**



# PROPOSED GUEST ACCOMMODATION & GARAGE AT TOMAKNOCK HOUSE. CRIEFF - SUPPORTING STATEMENT

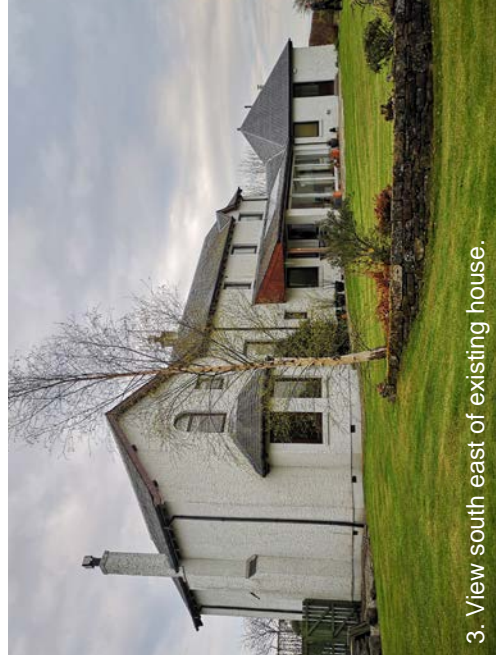


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© 2019

FPA



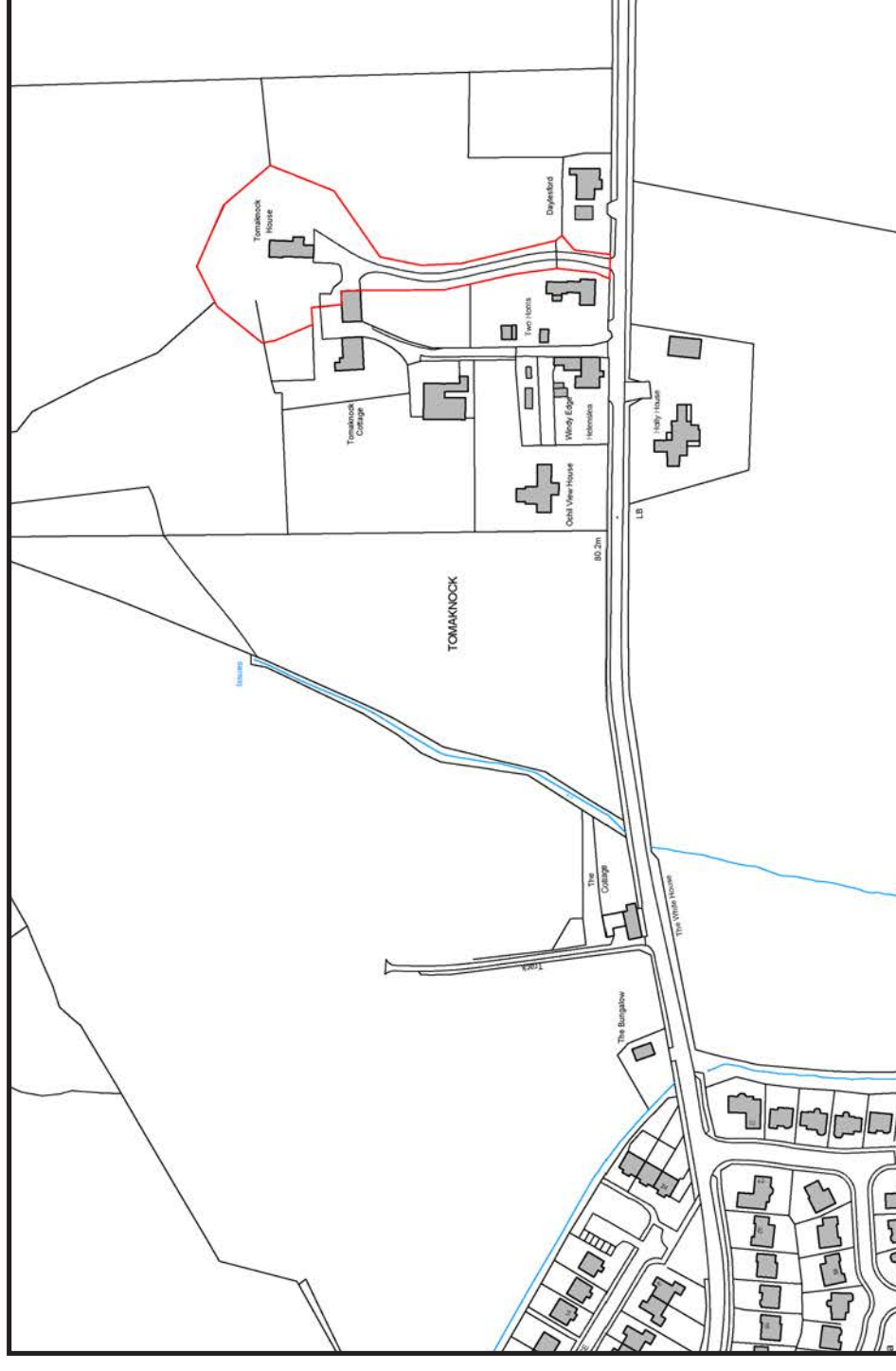
Site Photographs



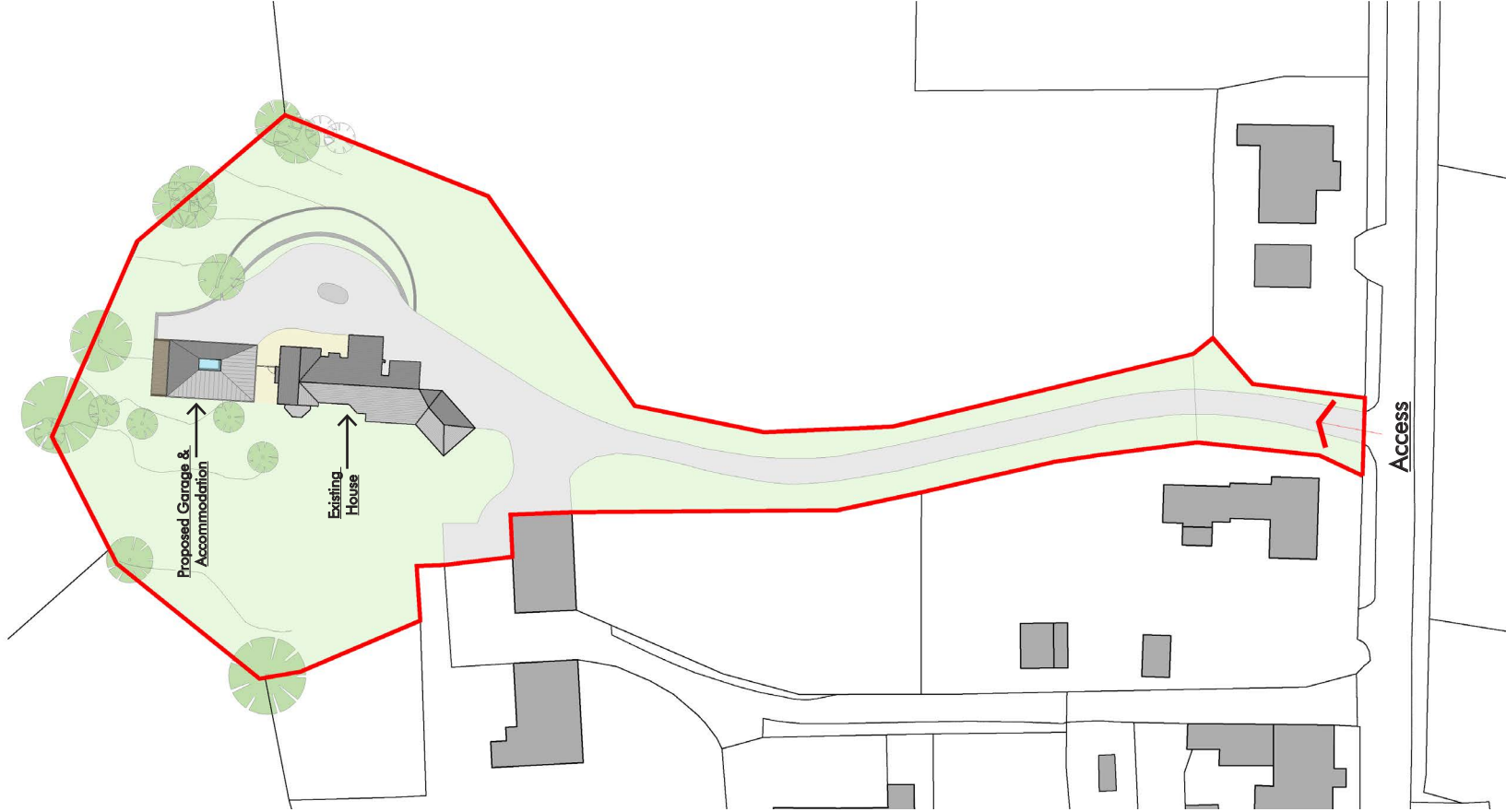
## Introduction

Our clients are seeking to develop, for themselves, a detached triple garage with ancillary first floor accommodation within a redundant area of the existing house's garden area. The project is an opportunity to design and build a 'fit for purpose' garage building aligned to their long term needs and requirements.

The existing house and site currently includes a significant area of the garden which provides excellent amenity and privacy. The proposed new garage and accommodation will not adversely affect this.

Location Plan

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© 2019



### Site Context

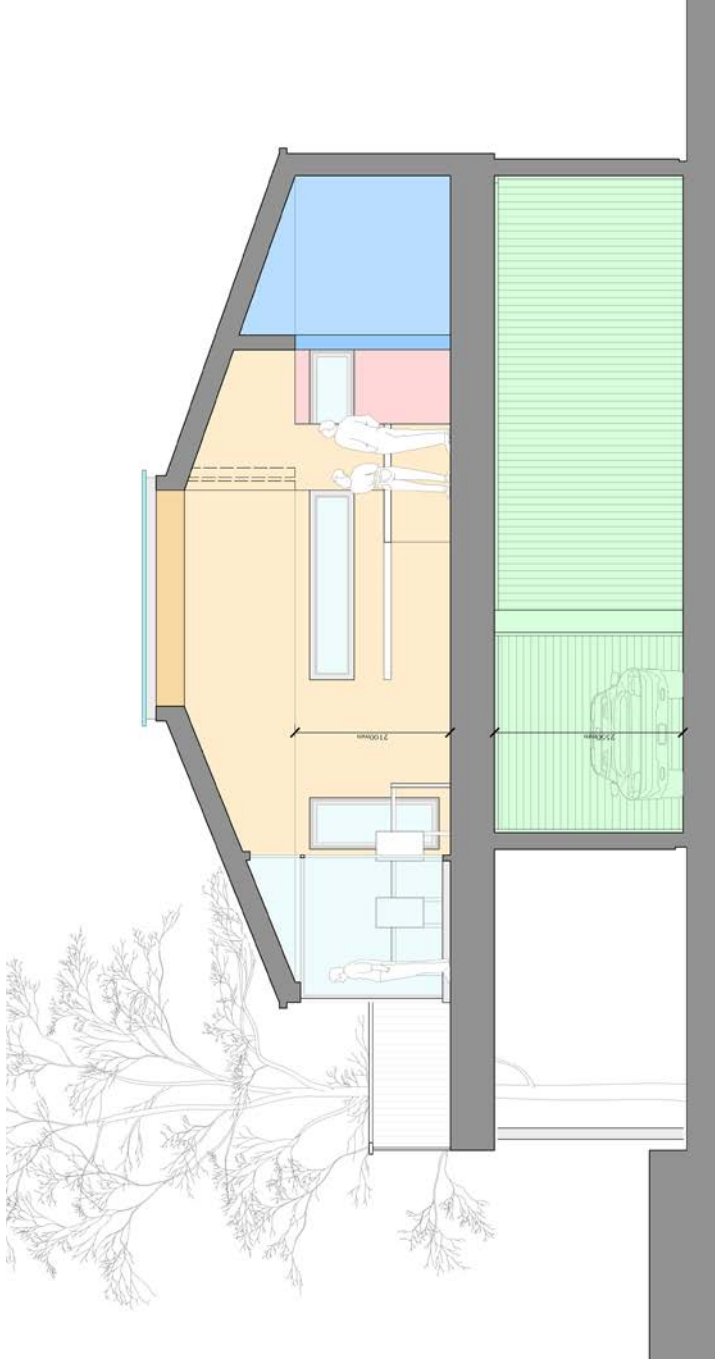
The garden area proposed for the siting of the triple garage building is located to the north of the existing house. Currently there is an uncovered parking area within this part of the site, with no outlook from the existing house as the north elevation is blank. The orientation of the proposed development will reinforce further an existing entrance courtyard and vehicular turning circle to the front of the existing house, whilst also providing views north for the ancillary first floor accommodation.

The surrounding area of the site consists of agricultural land to the north, east and west boundaries. Several detached dwelling houses with their own detached garages lie to the south west boundary, which provide a well-established landscape framework for the proposed new garage building to be situated.

The existing garden area has sufficient capacity to support the proposed new garage and ancillary accommodation development. The relatively flat topographical nature of the site with its gentle slope affords the existing house and new garage building a means to achieve a positive integration with its setting, with the character of the surrounding area not being adversely affected.

Site Plan Context

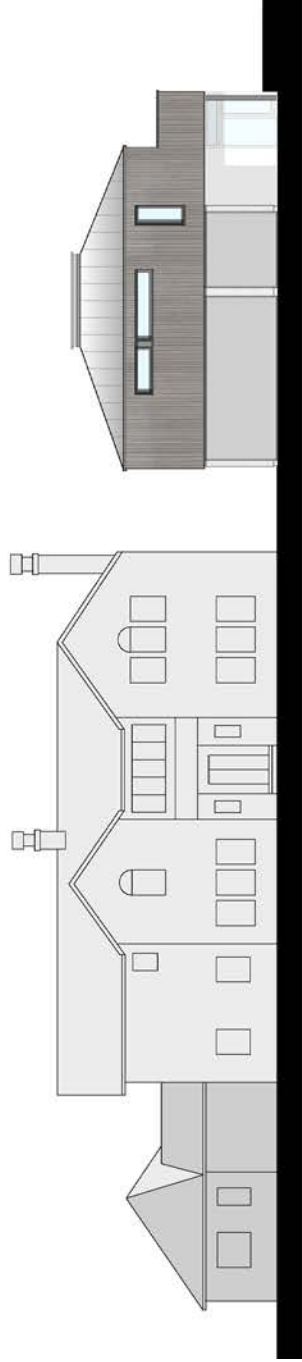




Proposed Section



Interior Visualisations



East Site Elevation

FPA

Proposal

In preparation for a planning application submission a pre-application enquiry was submitted in April 2019. Reference no. 19/00265/PREAPP.

In response to the project brief and site analysis the development strategy adopted has positioned the new building to the north of the existing house;

- avoiding any adverse affects to existing house and neighbouring houses and buildings
- reinforcing existing parking and entrance area
- utilising views to the north of site

The concept design has been developed towards a rectangular plan form with selected and controlled views towards the garden and outwith the site northwards. The elevations and use of materials has been carefully considered to create a clear distinction between the triple garage/workshop on the ground floor and the first floor accommodation. A proposed render finish to the ground floor will help the new build assimilate with the existing house, whilst a low roof pitch has been utilised to minimise the overall scale of the building.

Materials include render, timber cladding and a zinc roof.

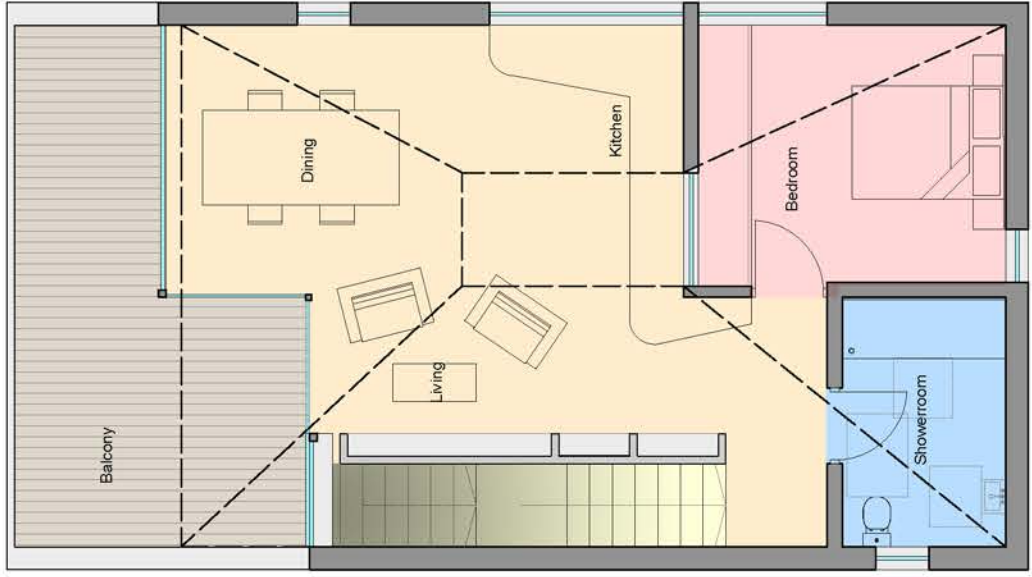




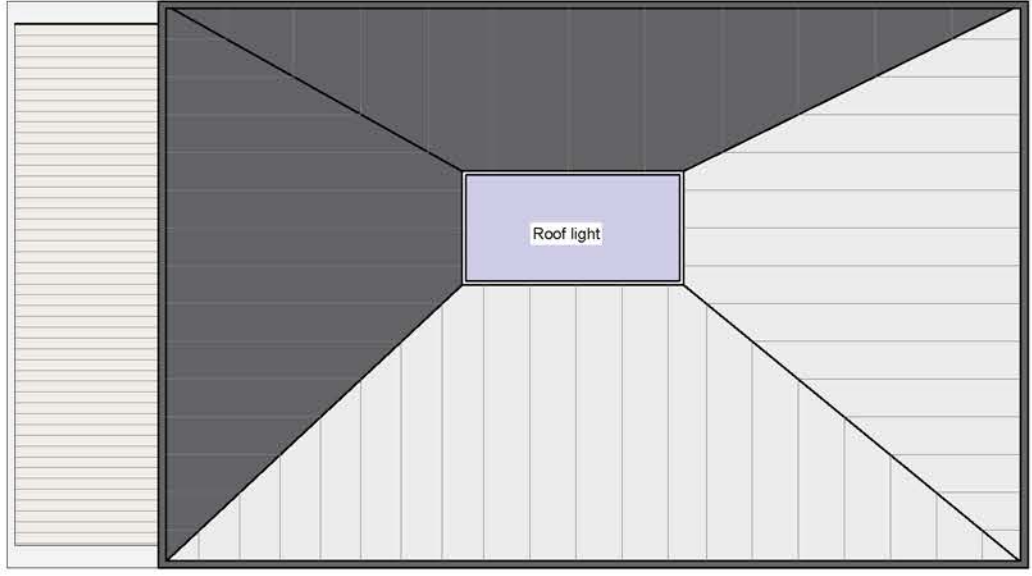
Proposed Floor Plans



Ground Floor Plan



First Floor Plan

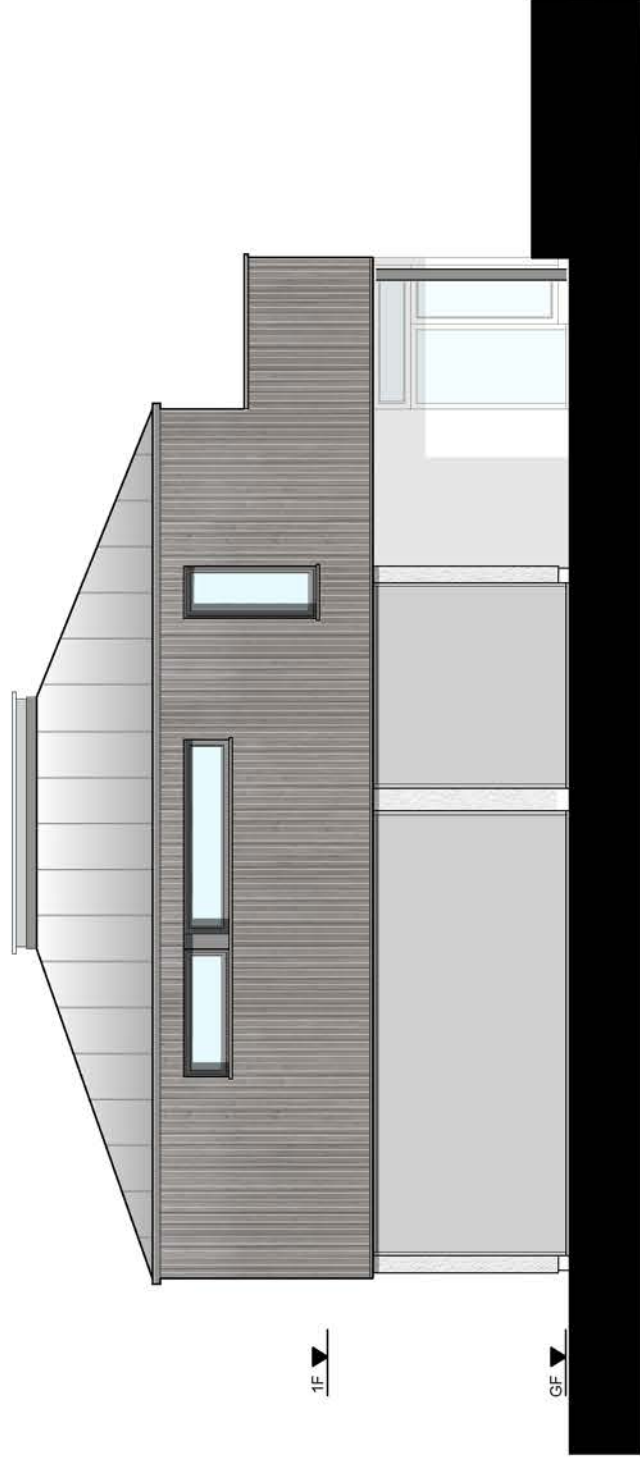


Roof Plan

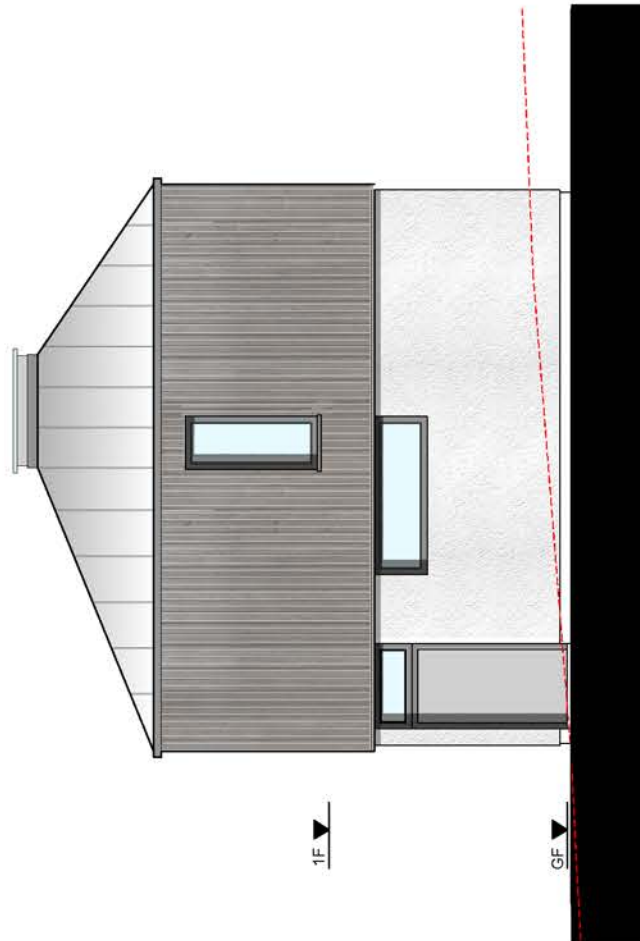
Proposed Elevations



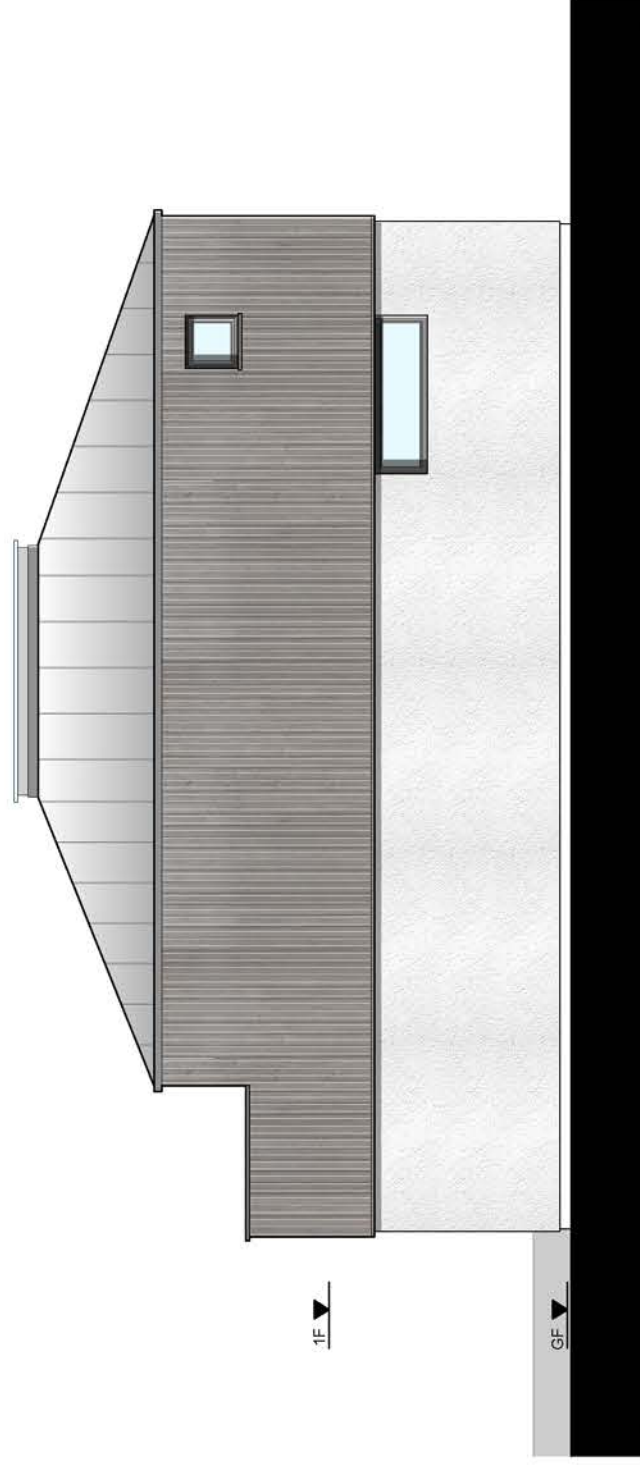
North Elevation



East Elevation



South Elevation



West Elevation

**LRB-2020-08 - 19/01965/FLL - Erection of a garage with  
ancillary accommodation, Tomaknock House, Crieff**

## **REPRESENTATIONS**



17<sup>th</sup> December 2019

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



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

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - DevelopmentOperations@scottishwater.co.uk  
www.scottishwater.co.uk

Dear Local Planner

**PH7 Crieff Tomaknock House Site At**  
**PLANNING APPLICATION NUMBER: 19/01965/FLL**  
**OUR REFERENCE: 786298**  
**PROPOSAL: Erection of a garage with ancillary accommodation**

**Please quote our reference in all future correspondence**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

**Water**

- There is currently sufficient capacity in the Turret Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

**Foul**

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

**The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.**

## **Surface Water**

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will **not** accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

## **General notes:**

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

**Site Investigation Services (UK) Ltd**

**Tel: 0333 123 1223**

**Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)**

**[www.sisplan.co.uk](http://www.sisplan.co.uk)**

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

- Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/Business-and-Developers/Connecting-to-Our-Network>

### **Next Steps:**

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto:TEQ@scottishwater.co.uk) using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can

be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely

**Angela Allison**

Angela.Allison@scottishwater.co.uk



### Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	19/01965/FLL	<b>Comments provided by</b>	Euan McLaughlin
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Negotiations Officer:</b> Euan McLaughlin [REDACTED] [REDACTED]
<b>Description of Proposal</b>	Erection of a garage with ancillary accommodation		
<b>Address of site</b>	Tomaknock House, Crieff, PH7 3QH		
<b>Comments on the proposal</b>	I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.		
<b>Recommended planning condition(s)</b>			
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	18 December 2019		

