

TCP/11/16(277)
Planning Application 13/00962/IPL – Erection of a dwellinghouse (in principle), North Lodge of Orchil, Braco, Dunblane, FK15 9LG

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TCP/11/16(277)

Planning Application 13/00962/IPL – Erection of a dwellinghouse (in principle), North Lodge of Orchil, Braco, Dunblane, FK15 9LG

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000063351-002

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Houghton Planning
Ref. Number:	
First Name: *	Paul
Last Name: *	Houghton
Telephone Number: *	01786 825575
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	paul@houghtonplanning.co.uk

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

Building Name:	
Building Number:	102
Address 1 (Street): *	High Street
Address 2:	
Town/City: *	Dunblane
Country: *	UK
Postcode: *	FK15 0ER

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Other"/>
Other Title: *	<input type="text" value="Dr"/>
First Name: *	<input type="text" value="Iain"/>
Last Name: *	<input type="text" value="Colquhoun"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

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

Building Name:	<input type="text" value="North Lodge of Orchil"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="Braco"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Dunblane"/>
Country: *	<input type="text" value="Scotland"/>
Postcode: *	<input type="text" value="FK15 9LG"/>

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
---------------------	--

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

Address 1:	<input type="text" value="North Lodge Of Orchil"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Braco"/>	Town/City/Settlement:	<input type="text" value="Dunblane"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="FK15 9LG"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="712872"/>	Easting	<input type="text" value="286180"/>
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *

(Max 500 characters)

Erection of a dwellinghouse (in principle).

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached statement.

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

☐ Yes ☒ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Planning Application (as submitted)
Local Review Statement
Local Review Plan
Report of Handling
Decision Notice

Application Details

Please provide details of the application and decision.

What is the application reference number? *

13/00962/IPL

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

16/05/13

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

12/07/13

Review Procedure

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

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

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

Please select a further procedure *

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

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

To understand the relationship of dwellings forming the Building Group and to view the application site and its current state and boundaries.

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

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

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

The application site is best accessed through the applicant's property.

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

☒ Yes ☐ No

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

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Paul Houghton

Declaration Date: 06/09/2013

Submission Date: 06/09/2013

Local Review Statement

Introduction

The proposed new dwelling is for occupation by Dr Colquhoun, the applicant, who wishes to remain living in the area, but to relocate from North Lodge of Orchil (hereafter North Lodge) to a site further away from the noise that he experiences from the A822, which passes close to his property.

The applicant anticipates selling his existing home to fund the development of the new dwelling.

The planning application that has been submitted is for a single new dwelling, in principle, to be sited south east of North Lodge on ground that has traditionally formed part of its extended garden and landscape setting.

Dr Colquhoun has yet to decide on a size or design of dwelling, but is likely to develop a property with no more than three bedrooms in a traditional style and using local vernacular materials.

North Lodge itself is a much altered and extended, but nonetheless Category B listed building, which is situated at the northern end of the road leading to Orchil Castle adjoining the A822.

North Lodge forms part of a building group, which is completed by Kaimes Lodge, which lies circa 51 metres to the south west; Kaimes Cottage, another Category B listed property, which lies circa 33 metres to the north, and on the other side of the A822; and a variety of outbuildings serving the three principal dwellings. These existing dwellings are identified on the scaled Local Review Plan that is included with the review documents, and which also includes the same dwellings identified on an aerial photograph and photographs of the site.

It is appreciated that the overall application site area is large, at 1.44 hectares, but this equates to that area that has been linked with North Lodge for many years. It is currently maintained as an informal landscaped garden, and in a seminatural state, to which it has reverted very slowly after being enclosed to form part of the curtilage of North Lodge around 1948. Prior to 1948 this area formed part of the landscaped grounds of Orchil Castle, and historic maps from the 19th and early 20th century show North Lodge, and the adjoining application site, as being within extensive mixed woodland that covered much of the land north of the castle and either side of the A822. Since 1948 the land has been progressively cleared of trees to aid its domestic and informal recreational use, and since the current applicant took ownership 20 years ago, he has kept it in a semi-natural state as it represents the main view from his upstairs rear facing living room window. He has nonetheless maintained paths, and has undertaken limited replanting of native species, to encourage wildlife.

It is appreciated that the case officer, as explained in the Report of Handling, does not share the view that this area has a long-standing link to North Lodge, or that it is an established garden. A difference of opinion in relation to this is understandable given what is on the site and its informality. This issue is best considered, in our view, by the Local Review Body visiting the site, which they are invited to do prior to making a formal decision.

It is not Dr Colquhoun's intention that the entire application site becomes part of his formal garden, should planning permission be granted, and as explained in the planning application covering letter. Instead, he would propose that his new home, and a small garden area/parking area, is identified as shown in green on the attached Local Review Plan at the north western corner of the application site. The remaining land would then be kept in a semi-natural state with appropriate further indigenous tree planting to increase its biodiversity.

In terms of boundaries, there is no defined boundary between the existing house and proposed house site, in the sense of a drystone dyke or fence, but there is a planted bank, which provides a physical, and visual, demarcation. The remainder of the application site is bounded to the north east by a drystone dyke, and to the south east by a post and wire fence with extensive tree and other planting in front of it. The south western edge is defined by the road to the castle and mature rhododendron and other shrubs and trees.

Planning Issues

The two planning issues identified in the Report of Handling are as follows:

1. The impact of the proposed development on existing listed buildings and scheduled ancient monuments; and
2. Compliance with the Council's Housing in the Countryside Policy 2012

In relation to the first issue, the Report of Handling notes that the application site is close to two listed buildings, as mentioned above, and several scheduled monuments, which relate to Roman remains sited on the other side of the A822. The Report of Handling confirms that Historic Scotland, and the Council's Conservation Team, *"consider it unlikely that the proposal will have a significant impact on the setting of the listed building and will not be visible from the scheduled monuments"*.

Turning to the Council's Housing in the Countryside Policy, there is common ground with much of what the case officer says in the Report of Handling. The points of difference relate to (1) the existence/appearance of a Building Group; and (2) the implications of granting planning permission for the remaining red lined application site area.

The case officer suggests that (1) by virtue of the distance between the existing dwellings; (2) the fact that they are split by a road; and (3) that they are partially hidden from each other by trees and shrubs, means that there is not a Building Group in this instance. However, we would disagree with that conclusion because, in our opinion, the policy does not include a subjective test based upon these factors, but only that there are *"3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature"*, which the case officer does not dispute. Furthermore, the properties are actually sited close together, in our opinion, being within 50 metres of each other, and we do not consider that the fact the group is split

by a road, or a lack of inter-visibility of buildings in certain cases, detracts from the existence of a group. Indeed, the lack of inter-visibility will be fairly common where groups of dwellings are concerned, with each owner trying to protect their own dwelling identity and residential amenity. Equally, the existence of a road splitting a group, or indeed settlement, will be very common and should not be seen as a decisive factor against finding, as a matter of fact, that a Building Group exists in this case.

The case officer's next concern is that *"a proposed house on the application site some considerable distance away from the existing and lower in elevation would bear no relation to these other buildings"*. That would be true were the proposed dwelling to be sited at the southern end, or even centrally, in the application site, but sited towards the north western end it will relate well with North Lodge and Kames Lodge in our opinion. The proposed house will nonetheless be sufficiently far enough away, and visually discreet, from North Lodge such that there will be no impact on the setting of this listed building. A distance of this nature also means that each existing property, and the new dwelling, will have a suitable residential environment.

We understand the case officer's concern that should the principle of one house be accepted, there may be pressure for more to be built on the remaining land. However, there is no intention of building anything else within the application site beyond that area identified in green on the submitted Local Review Plan, and this could be controlled by condition and/or legal agreement. We also suggest that anything built centrally, or further south, on the application site would not be in-keeping with *"the character, layout and building pattern of the group"*, as required by the policy, and would presumably be refused planning permission as not compliant.

Finally, as this new dwelling will extend the group, it is appreciated that the policy requires the site to be a *"definable site[s] formed by existing topography and or well established landscape features which will provide a suitable setting"*. This is the aspect of the policy that has caused most difficulty in seeking to put this planning application together as, on the one hand, the applicant has no wish to formalise a plot for a house beyond that area shown in green on the attached Local Review Plan, but, at the same time, this does not have the type of topographical or physical features that the policy requires beyond its north western and south western boundaries. This led to the compromise, which was to apply for the entire area of Dr Colquhoun's informal garden, which does have identifiable boundaries, but with the result that the case officer has raised some legitimate concerns as mentioned above. It is, therefore, hoped that the Local Review Body will understand this dilemma and grant planning permission for the plot shown in green on the Local Review Plan, which we feel is something that deals with the various concerns raised by the case officer, beyond whether a Building Group exists at all, but nonetheless allows the applicant to secure planning permission for a new house.

Other Matters

Other matters in respect of which the Report of Handling is silent and thus where we hope there is agreement are as follows:

1. The proposed dwelling will be designed to comply with the Council's Guidance on the Siting and Design of Houses in Rural Areas.

2. A satisfactory access can be provided from the road leading to Orchil Castle, which itself has a suitable junction with the A822.
3. The new dwelling can be connected to all necessary services with a septic tank provided for foul water.
4. The only outbuilding that may be included with the MSC application is for a garage. Otherwise, the applicant would accept a planning condition removing permitted development rights for further outbuildings to protect the rural character of the wider area.
5. The applicant works from home and would continue to do so in the new property.
6. The applicant is a qualified ecologist, who used to work for SNH, and is not aware of his land as containing any protected habitats or species. He has always maintained his land in a semi-natural way to attract wildlife and fully intends to continue doing so.
7. The proposals will be appropriate to the site and local area and any landscaping will be of native species only. Any new boundaries will be formed by drystone dykes, or hedgerows and trees.

For all of the above reasons, it is respectfully requested that the Local Review Body grant planning permission in principle for Dr Colquhoun to be able to design and eventually build a new house.






- legend**
-  Site Boundary
 -  Land Ownership Boundary
 -  Proposed House Plot Boundary
 -  Existing Dwellings
 -  Proposed Dwelling



IMAGE 1



IMAGE 2



IMAGE 3



houghton
planning ltd

102 High Street
Dunblane
FK15 0ER
t: 07788 825575 m: 07780117708
email: paul@houghtonplanning.co.uk

project: **New dwelling in
principle, North Lodge of
Orchil, Braco**

client: **Mr Iain Colquhoun**

drawing: **Local Review Plan**

Ref: **13029 / 03**

Scale: **1:1250 @ A3**

Date: **August 2013**

Rev: **-**

Our Ref: COL13029

Your ref:

16th May 2013

Perth and Kinross Council
Planning Department
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Email:
paul@houghtonplanning.co.uk

Dear Sir,

NORTH LODGE OF ORCHIL, BRACO

Houghton Planning is instructed by Dr Iain Colquhoun of North Lodge of Orchil to submit an application for planning permission in principle for a single dwelling at the above site, which lies midway between Braco and Muthil on the A822.

The new dwelling is for Dr Colquhoun personally who wishes to remain living in the area, but to relocate from North Lodge to a site further away from the noise that he experiences from the A822, which passes close to his property. The applicant anticipates selling his existing home to fund the development of the new dwelling.

The applicant has yet to decide on a size or design of dwelling, but is likely to develop a property with no more than three bedrooms in a traditional style and using local vernacular materials.

The application is accompanied by the following:

- Covering Letter;
- Planning Application Form;
- Relevant Certificate;
- Location Plan;
- Planning Fee and Advertisement Fee, cheques for these will be sent under separate cover.

North Lodge of Orchil is a much altered and extended, but nonetheless Category B listed building that is situated at the northern end of the road leading to Orchil Castle adjoining the A822.

North Lodge forms part of a building group, which is completed by Kaimes Lodge, which lies circa 51 metres to the south west; Kaimes Cottage, another Category B listed property, which lies circa 33 metres to the north, and on the other side of the A822; and a variety of outbuildings serving the three principal dwellings.

The planning application being submitted is for a new dwelling, in principle, to be sited south east of North Lodge on ground that has traditionally formed part of its extended garden and landscape setting.

The application site is 1.44 hectares in size and the boundaries are variously defined by a stone dyke (north east); mature trees and a fence (south east); trees and cultivated rhododendrons (south west); and by trees, cultivated rhododendrons and other shrubs, and a levels change (north west).

The application site is currently maintained as an informal landscaped garden and in a semi-natural state to which it has reverted very slowly after being enclosed to form part of the curtilage of North Lodge around 1948. Prior to that it formed part of the landscaped grounds of Orchil Castle and historic maps from the 19th and early 20th century show North Lodge and the adjoining application site as being within extensive mixed woodland that covered much of the land north of the castle and either side of the A822. Since 1948 the land has been progressively cleared of trees to aid its domestic and informal recreational use, and since the current applicant took ownership 20 years ago, he has kept it in a semi-natural state as it represents the main view from his upstairs rear facing living room window. He has nonetheless maintained paths and has undertaken limited replanting of native species to encourage wildlife.

It is appreciated that the plot identified on the Location Plan is comparatively large, but it is intended to site the new dwelling towards the north western boundary of the application site, and reasonably close to the road from where it would take access, and to leave the remainder of the land very much as it appears at present. A small area close to the dwelling will be hardstanding and a formal garden, but the remainder will be planted with additional native trees and maintained in a way that attracts wildlife and improves its biodiversity.

In terms of the Council's Housing in the Countryside Policy (2009) and Draft Policy (2012) there is considered to be building group in this locale comprising the three dwellings referred to above (Category 1) whilst the application site itself also forms part of the extended garden of North Lodge of Orchil and so this application can also be considered in terms of Category 3.1.

Category 1 states that houses that are proposed and which will extend the group must do so into *"definable sites formed by existing topography and or well established landscape features which will provide a suitable setting"*. It then goes on to state that *"all proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house"*.

Dealing with each of these in turn, it is considered that the proposed plot is well defined by topography and existing landscape features. To the north west the levels change and mature trees will split it from the more formal garden of North Lodge of Orchil whilst a mixture of a stone dyke, mature trees, cultivated rhododendrons and other shrubs define an open area that can accommodate a new dwelling that would have limited external visibility.

By siting a new dwelling at the north western end of the application site, this will suit the existing building pattern where the existing properties are reasonably well spread, but all within 50 metres of each other. It also means that the new dwelling will be sufficiently far enough away, and visually discreet, from North Lodge of Orchil such that there will be no

impact on the setting of this listed building. A distance of this nature also means that each existing property, and the new dwelling, will have a suitable residential environment.

The character of the area will be protected by the applicant's intention to build a traditional property and to otherwise apply a light touch to the site in anticipation of protecting the best trees, adding to these and otherwise protecting and promoting biodiversity.

Category 3.1 refers to gardens that are associated with a country house and this can be applied to the application site albeit that it has an informality that may mean it is difficult for the visitor to appreciate its history and current function. As explained above, the current informality is very much a reflection of the applicant's desire for this area to be semi-natural for reasons of a view and to encourage wildlife.

However, assuming that the application site is accepted as being a garden it then becomes a matter of showing that the proposal will blend sympathetically with landform; it uses trees, slopes and natural features as a backdrop; it uses an identifiable site; and will not be detrimental to the surrounding landscape quality.

The above matters are inherently subjective, but it is clear when visiting the site that there are obvious boundaries to it formed by longstanding features (a dyke, levels changes and mature trees/cultivated rhododendrons etc) and that these define a plot, which though comparatively large, is distinct in appearance from what surrounds it. It is considered that a traditionally designed new dwelling will have minimal landscape impact and even this will be more than offset by the intention to judiciously re-plant and improve the site's appearance and biodiversity.

As well as the above, all proposals under the Housing in the Countryside Policy must also comply with thirteen criteria. In response to those of relevance to this planning application the following comments can be made.

1. The proposed dwelling will be designed to comply with the Council's Guidance on the Siting and Design of Houses in Rural Areas.
2. A satisfactory access can be provided from the road leading to Orchil Castle, which itself has a suitable junction with the A822.
3. The new dwelling can be connected to all necessary services with a septic tank provided for foul water.
4. The only outbuilding that may be included with the MSC application is for a garage. Otherwise, the applicant would accept a planning condition removing permitted development rights for further outbuildings to protect the rural character of the wider area.
5. The applicant already works from home and would continue to do so in the new property.
6. The applicant is a qualified ecologist, who used to work for SNH, and is not aware of his land as containing any protected habitats or species. He has always maintained his land in a semi-natural way to attract wildlife and fully intends to continue doing so.
7. The proposals will be appropriate to the site and local area and any landscaping will be of native species only. Any new boundaries will be formed by stone dykes or hedgerows and trees.

For all of the above reasons it is hoped that planning permission will be forthcoming for a new dwelling on the application site in due course.

In the meantime, I look forward to the application being validated, but if you require any further information please contact me at paul@houghtonplanning.co.uk or call me on 01786 825575 or 07780 117708.

Yours faithfully



Paul Houghton
Director



Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000063351-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

We strongly recommend that you refer to the help text before you complete this section.

- ☐ Application for Planning Permission (including changes of use and surface mineral working)
- ☒ Application for Planning Permission in Principle
- ☐ Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Single dwellinghouse in principle

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Have the works already been started or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Houghton Planning
Ref. Number:	
First Name: *	Paul
Last Name: *	Houghton
Telephone Number: *	07780117708
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	paul@houghtonplanning.co.uk

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

Building Name:	
Building Number:	102
Address 1 (Street): *	High Street
Address 2:	
Town/City: *	Dunblane
Country: *	UK
Postcode: *	FK15 0ER

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Other
Other Title: *	Dr
First Name: *	Iain
Last Name: *	Colquhoun
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

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

Building Name:	North Lodge of Orchil
Building Number:	
Address 1 (Street): *	Braco
Address 2:	
Town/City: *	Dunblane
Country: *	United Kingdom
Postcode: *	FK15 9LG

Site Address Details

Planning Authority: Perth and Kinross Council

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

Address 1: North Lodge Of Orchil

Address 5:

Address 2: Braco

Town/City/Settlement:

Dunblane

Address 3:

Post Code:

FK15 9LG

Address 4:

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

Northing

712872

Easting

286180

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

1.44

Please state the measurement type used:

☒ Hectares (ha) ☐ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Informally landscaped garden.

Access and Parking

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

☒ Yes ☐ No

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

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? *

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- ☐ Yes – connecting to public drainage network
- ☒ No – proposing to make private drainage arrangements
- ☐ Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? *

- ☒ New/Altered septic tank.
- ☐ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- ☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- ☒ Discharge to land via soakaway.
- ☐ Discharge to watercourse(s) (including partial soakaway).
- ☐ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * (Max 500 characters)

.

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

☒ Yes ☐ No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- ☒ Yes
- ☐ No, using a private water supply
- ☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

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

☒ Yes ☐ No

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

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008 *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

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

☐ Yes ☒ No

Certificates and Notices

Certificate and Notice under Regulation 15 8 – Town and Country Planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? *

☒ Yes ☐ No

Certificate Required

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

Certificate B

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided before you can complete your certificates.

Notice 1 is Required

☒ I understand my obligations to provide the above notice(s) before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

I hereby certify that -

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr W Thomson

Address:

Old House of Orchil, Braco, Dunblane, FK15 9LF

Date of Service of Notice: *

10/05/13

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

or -

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed:

Paul Houghton

On behalf of:

Dr Iain Colquhoun

Date:

16/05/2013

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

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

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

c) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

d) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2008) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☐ Elevations.

☐ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan. *

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Paul Houghton

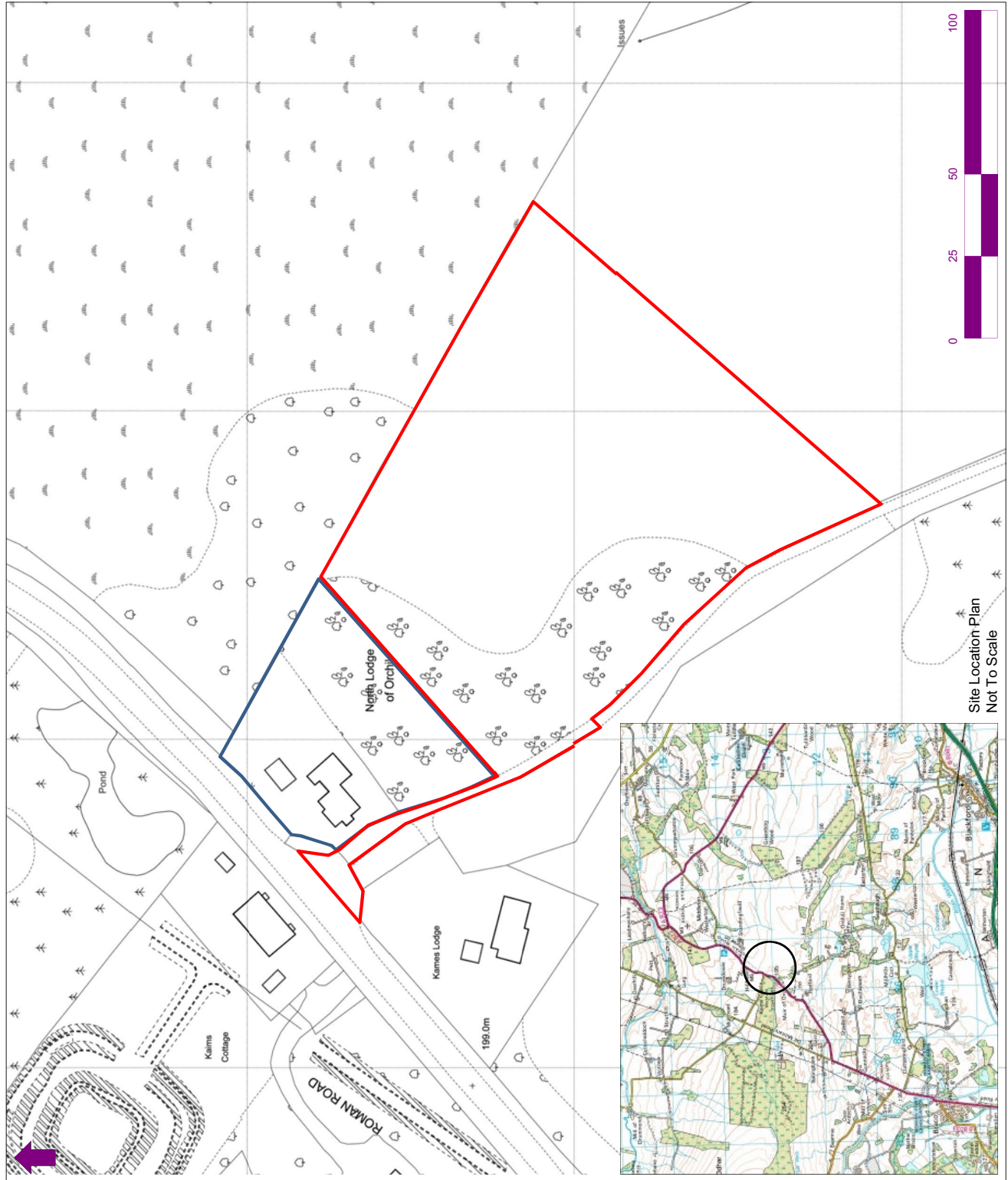
Declaration Date: 16/05/2013

Submission Date: 16/05/2013

Payment Details

Cheque: ., .

Created: 16/05/2013 16:02



houghton
planning ltd

102 High Street
Dunblane
FK15 0ER
t: 01796 825575 m: 07760117708
email: paul@houghtonplanning.co.uk

project: **New dwelling in
principle, North Lodge of
Orchil, Braco**

client: **Mr Iain Colquhoun**

drawing: **Site Location & Site
Plan**

Ref: **13029 / 01**
Scale: **1:1250 @ A3**
Date: **May 2013**
Rev: **-**

REPORT OF HANDLING

DELEGATED REPORT

Ref No	13/00962/IPL
Ward No	N7- Strathallan

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: North Lodge Of Orchil Braco Dunblane FK15 9LG

APPLICANT: Dr Iain Colquhoun

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 4 July 2013



OFFICERS REPORT:

Planning consent is sought for the erection of a dwellinghouse at North Lodge of Orchil, Braco, Dunblane. The application is in principle. Details of siting, design, scale and materials of finish will be the subject of a further application should planning permission in principle be granted.

The application site extends to 1.44 hectares and is part of a semi-natural area of ground which is loosely connected to an existing dwelling house; North Lodge of

Orchil a category B listed building. This is visible from some parts of the site being around 30 metres from the site boundary. The site contains a number of mature trees. There is no defined boundary between the existing house and proposed house site. The proposed house site is bounded to the north east by a drystone dyke and to the south east by a post and wire fence. There is no demarcated boundary along the south western edge which is adjacent to a tarmac track.

The applicant would like to build a new house to the north western corner of the application site.

Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises the TayPlan 2012 and the Strathearn Area Local Plan 2001. The new Proposed Local Development Plan (LDP) is a material consideration.

The site lies within the landward area as identified in the Strathearn Area Local Plan 2001 around 4km north of Braco.

The proposed site is close to two listed buildings and several scheduled monuments. However Historic Scotland and the Council's conservation team consider it unlikely that the proposal will have a significant impact on the setting of the listed building and will not be visible from the scheduled monuments.

The principal relevant policy for consideration of the proposal is the Council's Housing in the Countryside Policy.

Policy 54 of the Strathearn Area Local Plan 2001, sets out criteria against which to judge proposals for housing in the countryside although this policy has been largely superseded by the Council's Housing in the Countryside Guide 2012. This is approved Council policy for housing in the countryside and forms supplementary planning guidance to the proposed Local Development Plan (2012).

Policies in the proposed LDP Policies are material considerations and include Policy PM1: Placemaking and RD3 Housing in the Countryside (with associated supplementary planning guidance referred to above).

The Council's Housing in the Countryside policy 2012 sets out a number of categories against which developments will be judged. The policy seeks to safeguard the character of the countryside; support the viability of communities; meet development needs in appropriate locations; and ensure that high standards of siting and design are achieved. The main thrust of the policy is to harness the potential of redundant traditional rural buildings which contribute to the character and quality of the countryside. The Council will therefore support proposals for the erection, or creation through conversion of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- a) Building Groups.
- b) Infill sites
- c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- d) Renovation or replacement of houses
- e) Conversion or replacement of redundant non-domestic buildings.
- f) Development on rural brownfield land.

In terms of the housing in the countryside policy I consider that the only part of the policy that this proposal might comply with is the building group criteria. I do not consider that the proposal fits with any other part of the policy. The agent has suggested that the site is historically part of an established garden associated with a country house. I disagree with this assessment. Whilst the area of the site appears to have been managed as an informal recreational area I do not consider that this qualifies as "an established garden once associated with a country/estate house".

a) Building Group

Proposals will be supported within building groups provided they do not detract from the residential and visual amenity of the group. North Lodge of Orchil is situated to the south east of the A822 Braco to Muthill Road. The closest other building is around 30 metres to the west on the opposite side of the road. This is set quite low below the level of the road. Another building lies around 50 metres to the south west of this. On the same side of the A822 as the application site there is one other substantial building in addition to the buildings at North Lodge of Orchil. This is set in mature woodland, well hidden from view and lies over 50 metres from the lodge.

The application site lies to the south of North Lodge, the north western edge of the site being around 40 metres from the Lodge. The application site would create an extremely generous housing plot with 3 of the boundaries being over 100metres in length. Whilst the site could accommodate a house that would largely be screened by existing landscaping, trees etc I do not consider that the proposal would be acceptable in terms of the principle of the policy.

The extensive distances between existing buildings do not form a natural grouping and cannot be termed a building group within the terms of the Council's Housing in the Countryside Policy. I also consider that a proposed house on the application site some considerable distance away from the existing and lower in elevation would bear no relation to these other buildings. In addition the size of the proposed house plot could accommodate a large number of dwellings if the principle of this proposal is accepted. This would not be desirable from a point of view of the character of the site and would further encourage inappropriate development within rural areas. This would be contrary to policy 2 (Development criteria), clause (h) of the Strathearn Area Local Plan 2001 that states that built developments should where possible be built within those settlements that are the subject of inset maps.

I therefore conclude that the proposal does not comply with the principle of the Council's housing in the countryside policy in that it does not fall into any of the categories as defined in the Housing in the Countryside Policy 2012 or within the Strathearn Area Local Plan 2001. It is also contrary to policy S2 of the Strathearn Local Plan. I recommend that the application be refused.

DEVELOPMENT PLAN

TayPlan 2012

Policy 3: Managing TAYplan's Assets

This recognises the importance of historic buildings and townscapes and identifies the importance of only allowing development where it does not adversely impact upon or preferably enhances these assets.

Strathearn Area Local Plan 2001

S_002 Strathearn Development Criteria

All developments will also be judged against the following criteria:

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

S_005 Strathearn Design

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

- a) The use of appropriate high quality materials;
- b) Innovate modern design incorporating energy efficient technology and materials;
- c) Avoiding the use of extensive under-building on steeply sloping sites;
- d) Ensuring that the proportions of any building are in keeping with its surroundings;
- e) Ensuring that the development fits its location.

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

S_027 Strathearn Listed Buildings

There will be a presumption against the demolition of Listed Buildings and against works detrimental to their essential character. There will be a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

S_028 Strathearn Listed Buildings

The Council will encourage the restoration, correct maintenance and sensitive enhancement of buildings on the Statutory List, by the use of the powers available to them under the Planning Acts.

Note: A list of Listed Buildings is contained in the Technical Appendix.

Policy 54 Housing in the Countryside

Identifies the categories of housing development which will be permitted in the countryside. This policy has been superseded by the new Housing in the Countryside Policy 2009.

OTHER POLICIES

Proposed Local Development Plan, 2012

RD3 : Housing in the Countryside

The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- a) Building Groups
- b) Infill sites
- c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- d) Renovation or replacement of houses.
- e) Conversion or replacement of redundant non-domestic buildings.
- f) Development on rural brownfield land.

This policy does not apply in the Green Belt and its application is limited within the Lunan Valley Catchment Area to economic need, conversions or replacement buildings.

Policy HE2 : Listed Buildings

States that there will be a presumption in favour of the retention of listed buildings, and the protection of their settings.

Policy HE3 Conservation Areas

States that the Council will encourage proposals which preserve or enhance the character or appearance of the Conservation Area.

Policy PM1A: Placemaking - development must contribute positively, to the quality of the surrounding built and natural environment. The design and siting of development should respect the character and amenity of the place. Proposals should incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

PM1B - proposals should satisfy all placemaking criteria.

Scottish Planning Policy 2010 - statement of Scottish Government policy on land use planning. Of relevance to this application are:

Paragraphs 110 -124 : Historic Environment

Paragraphs 113 -114: Listed Buildings

Scottish Historic Environment Policy December 2011 (SHEP)

Historic Scotland's guidance on Managing Change in the Historic Environment - explains how to apply the policies contained in the Scottish Historic Environment Policy.

Housing in the Countryside Guide November 2012

The Council's revised Housing in the Countryside Policy 2012 stipulates the criteria under which new housing may be considered outwith settlement boundaries. Subject to the Housing in the Countryside Policy being approved by Scottish Ministers, it will form statutory supplementary guidance when the new Local Development Plan is adopted.

Developer Contributions Perth and Kinross Council November 2012

This guidance sets out the basis on which Perth and Kinross Council will seek to secure contributions from developers of new homes including towards the cost of meeting primary education infrastructure.

SITE HISTORY

96/01645/FUL Erection of a house (in outline) at 9 December 1996 Application Refused

97/00741/FUL Alterations to house at 22 July 1997 Application Permitted

CONSULTATIONS/COMMENTS

Perth And Kinross Area Archaeologist	No objection.
Scottish Water	No objection.
Transport Planning	No objection subject to conditions.
Education And Children's Services	As this application is only "in principle" it is not possible to provide a definitive answer at this stage however it should be noted that the Developer Contributions Policy would apply to all new residential units with the exception of those outlined in the policy. The determination of appropriate contribution, if required, will be based on the status of the school when the full application is received.
Conservation Team	No objection in terms of impact on the setting of the listed buildings provided that the existing landscape frame and features are retained as is suggested in the supporting information. It is important that the scale of the dwelling-house is in harmony with the traditional rural vernacular of this locality.
Historic Scotland	No objection.

TARGET DATE: 20 July 2013

REPRESENTATIONS RECEIVED:

Number Received: 0

Summary of issues raised by objectors: n/a

Response to issues raised by objectors: n/a

Additional Statements Received:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	None.
Report on Impact or Potential Impact	None submitted.

Legal Agreement Required: Not required.

Direction by Scottish Ministers – n/a

Reasons:-

- 1 The proposal is contrary to the Council's approved Housing in the Countryside Policy 2012 and to Policy RD3 of the Proposed Local Development Plan 2012 in that it does not fall into any of the categories identified in these policies.
- 2 The proposal is contrary to Policy 54 of the adopted Strathearn Area Local Plan 2001, Housing in the countryside, in that it does not fall into any of the categories identified in the policy.
- 3 The proposal is contrary to clause (h) of Policy S2 (Development Criteria) of the Strathearn Area Local Plan in that the proposed development would not be in a settlement that is subject to an inset map.

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

None.

PERTH AND KINROSS COUNCIL

Dr Iain Colquhoun
c/o Houghton Planning
102 High Street
Dunblane
FK15 0ER

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 12th July 2013

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **13/00962/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 20th May 2013 for permission for **Erection of a dwellinghouse (in principle) North Lodge Of Orchil Braco Dunblane FK15 9LG** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to the Council's approved Housing in the Countryside Policy 2012 and to Policy RD3 of the Proposed Local Development Plan in that the proposed development does not fall into any of the categories identified within the Council's Housing in the Countryside Guide, 2012.
2. The proposal is contrary to Policy 54 of the adopted Strathearn Area Local Plan 2001, Housing in the countryside, in that it does not fall into any of the categories identified in the policy.
3. The proposal is contrary to clause (h) of Policy 2 (Development Criteria) of the Strathearn Area Local Plan in that the proposed development would not be in a settlement that is subject to an inset map.

Justification

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

Notes

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

13/00962/1

TCP/11/16(277)

Planning Application 13/00962/IPL – Erection of a dwellinghouse (in principle), North Lodge of Orchil, Braco, Dunblane, FK15 9LG

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 799-800)*

REPORT OF HANDLING *(included in applicant's submission, see pages 791-797)*

REFERENCE DOCUMENTS *(included in applicant's submission, see page 789)*

TCP/11/16(277)

Planning Application 13/00962/IPL – Erection of a dwellinghouse (in principle), North Lodge of Orchil, Braco, Dunblane, FK15 9LG

REPRESENTATIONS

- Representation from Conservation Officer, dated 14 June 2013
- Representation from Transport Planning, dated 27 June 2013

Memorandum

To Persephone Beer
Planning Officer

Your ref 13/00962/IPL

Date 14 June 2013

From Richard Welch, Conservation Officer,
Development Management, Planning &
Regeneration

Our ref

Tel No 76598

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Erection of a dwelling-house (in principle): North Lodge of Orchil, Braco, Dunblane Conservation Officer comments

This site is within the relatively large curtilage of Orchil North Lodge which is a category B listed building. Kaimes Cottage is also category B listed and in the vicinity of the site.

In the supporting information the suggested location for the dwelling-house is around 50 metres from the North Lodge towards the north-west boundary of the application site.

In terms of impact on the setting of the listed buildings I have no objections in principle to a new dwelling-house within this site provided that the existing landscape frame and features are retained as is suggested in the supporting information. It is important that the scale of the dwelling-house is in harmony with the traditional rural vernacular of this locality.

Richard Welch
Conservation Officer



MEMORANDUM

To	Persephone Beer Planning Officer	From	Niall Moran Transport Planning Technician Transport Planning
Our ref:	NM	Tel No.	Ext 76512
Your ref:	13/00962/IPL	Date	27 June 2013

Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, - ROADS (SCOTLAND) ACT 1984

With reference to the application 13/00962/IPL for planning consent for:- **Erection of a dwellinghouse (in principle) North Lodge Of Orchil Braco Dunblane FK15 9LG for Dr Iain Colquhoun**

Insofar as the Roads matters are concerned I do not object to the proposed development provided the conditions indicated below are applied, in the interests of pedestrian and traffic safety.

- Prior to the occupation or use of the approved development turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
- Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces shall be provided within the site.

I trust these comments are of assistance.

