

**TCP/11/16(434)**  
**Planning Application – 16/00731/FLL – Alterations and extension to dwellinghouse at Rosebank Cottage, Vicar's Bridge Road, Blairingone, Dollar, FK14 7LR**

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**TCP/11/16(434)**  
**Planning Application – 16/00731/FLL – Alterations and extension to dwellinghouse at Rosebank Cottage, Vicar's Bridge Road, Blairingone, Dollar, FK14 7LR**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





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

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

Thank you for completing this application form:

ONLINE REFERENCE 100010811-002

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

## Applicant or Agent Details

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

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation: John Gordon Associates Ltd

Ref. Number:

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

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1  
(Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Rosebank Cottage"/>
First Name: *	<input type="text" value="G"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Vick"/>	Address 1 (Street): * <input type="text" value="Vicar's Bridge Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Blairingone"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="FK14 7LR"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="Rosebank Cottage"/>
Address 2:	<input type="text" value="Vicar's Bridge Road"/>
Address 3:	<input type="text" value="Blairingone"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Dollar"/>
Post Code:	<input type="text" value="FK14 7LR"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="696947"/>	Easting	<input type="text" value="298407"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Alterations and extension to dwellinghouse

## Type of Application

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

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

What does your review relate to? \*

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

## Statement of reasons for seeking review

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

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

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

The proposal would not be detrimental to the streetscape as a whole, because there is no uniformity between the properties.  
There is an example of a similar front porch in the street so the proposal would not be introducing anything new to visual amenity.

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

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

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

REFUSAL NOTICE APPLICATION DRAWINGS

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

16/00731/FLL

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

26/04/2016

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

20/06/2016

## 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 a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

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)

SITE VISIT REQUESTED SO THE SITE CAN VIEWED WITHIN THE CONTEXT OF THE SURROUNDING PROPERTIES

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No



## Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

## Declare – Notice of Review

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

Declaration Name: Mr John Gordon

Declaration Date: 10/08/2016



# PERTH AND KINROSS COUNCIL

Mrs G Vick  
c/o John Gordon Associates Ltd  
John Gordon  
3 Dean Acres  
Comrie  
Dunfermline  
Scotland  
KY12 9XS

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 20.06.2016

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/00731/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 May 2016 for permission for **Alterations and extension to dwellinghouse Rosebank Cottage Vicar's Bridge Road Blairingone Dollar FK14 7LR** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. The proposed extension, by virtue of its awkward relationship with the existing house, unsympathetic design, form, position and proportions, would have an assertive, dominant and detrimental impact on the visual amenity of the house. Approval would therefore be contrary to Policies RD1, PM1A and PM1B(c) of the Perth and Kinross Local Development Plan 2014, which seek to ensure that development contributes positively to the character and amenity of the built environment by complementing its surroundings in terms of design, proportions and appearance.
2. Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging unsuitable additions which destroy the composition of existing buildings, particularly on the front elevation of a house.

## **Justification**

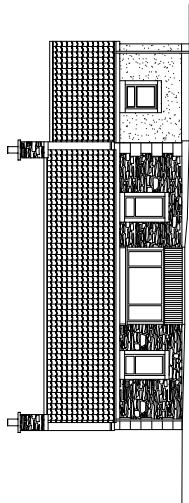
The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

**The plans 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**

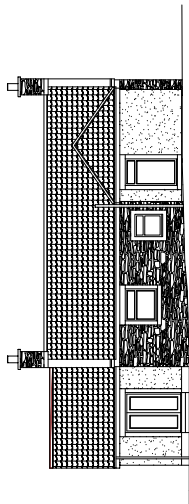
Plan Reference

16/00731/1

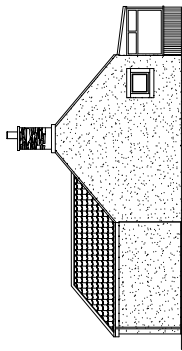
16/00731/2



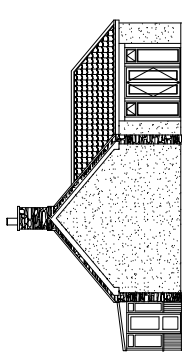
Front Elevation (South) as Existing



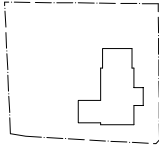
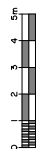
Front Elevation (North) as Existing



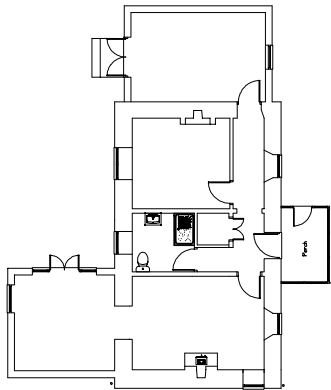
Side Elevation (West) as Existing



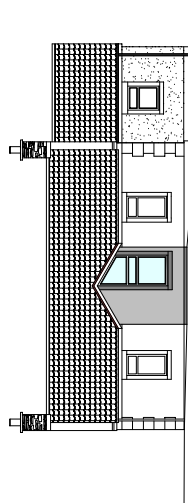
Side Elevation (East) as Existing



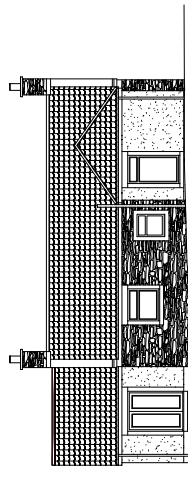
Site Plan 1:500  
As Existing



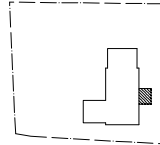
Ground Floor Plan as Existing



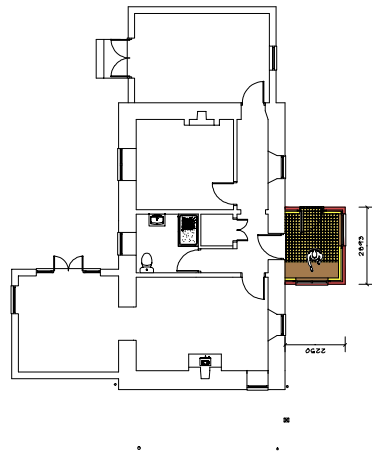
Front Elevation (South) as proposed



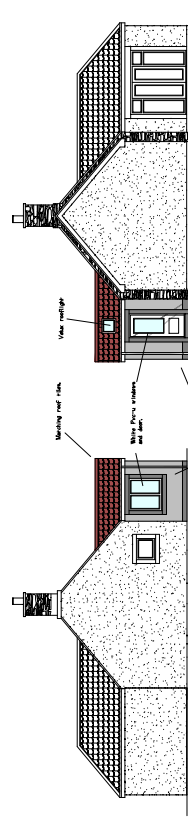
Front Elevation (North) as Proposed



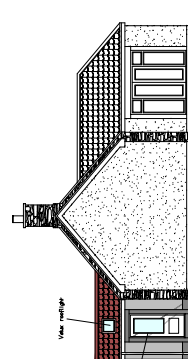
Site Plan 1:500  
As Proposed



Ground Floor Plan as proposed



Side Elevation (West) as proposed



Side Elevation (East) as proposed



Mr & Mrs Vich, Rosebank Cottage, Vicarbridge Road, Blairings FK14 7LR	
Proposed front porch	
Scale 1:100.	May 2016
John Gordon Associates Ltd. 27-29 The Quadrant, Edinburgh 0131 552 2222	



**TCP/11/16(434)**

**Planning Application – 16/00731/FLL – Alterations and extension to dwellinghouse at Rosebank Cottage, Vicar's Bridge Road, Blairingone, Dollar, FK14 7LR**

**PLANNING DECISION NOTICE** *(included in applicant's submission, see pages 65-66)*

**REPORT OF HANDLING**

**REFERENCE DOCUMENT** *(part included in applicant's submission, see page 67)*





## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	16/00731/FLL	
Ward No	N8- Kinross-shire	
Due Determination Date	09.07.2016	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Alterations and extension to dwellinghouse

**LOCATION:** Rosebank Cottage Vicar's Bridge Road Blairingone Dollar  
FK14 7LR

#### 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:** 25 May 2016

#### SITE PHOTOGRAPHS



#### BACKGROUND AND DESCRIPTION OF PROPOSAL

Rosebank cottage is a small detached cottage which is located on Vicar's Bridge Road in Blairingone village, Kinross-shire. The property has recently been extended to the rear (Northeast) and side (Southeast), Ref: 14/01148/FLL. This application seeks detailed planning permission for the

demolition of the entrance porch on the principal elevation (Southwest) and the erection of a replacement entrance over a larger footprint.

## **SITE HISTORY**

14/01148/FLL          Extension to dwellinghouse  
Application Permitted – 21 August 2014

## **PRE-APPLICATION CONSULTATION**

Pre application Reference:          Not Applicable.

## **NATIONAL POLICY AND GUIDANCE**

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

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region 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 and visit and where businesses choose to invest and create jobs.”*

### **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

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

#### **Policy PM1A - Placemaking**

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

#### **Policy PM1B - Placemaking**

All proposals should meet all eight of the placemaking criteria.

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

In identified areas, residential amenity will be protected and, where possible,

improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

## **OTHER POLICIES**

### **Perth & Kinross Council's Placemaking Guide**

The Placemaking Guide is not intended to limit imaginative and innovative design but discourage particularly large, unsuitable or overly cost-conscious additions and alterations which can destroy the composition of existing buildings and their surroundings.

An extension which recognises and respects the form of the existing building is more likely to be successful than one which ignores the design of the original. Similarly, extensions which distort the shape, scale and proportions of the existing building are less acceptable than those which respect details like roof pitch and original building span depth.

It is nearly always necessary to avoid overwhelming existing buildings in order to ensure that the architectural integrity of the original structure does not become lost.

Extensions in front of buildings are generally not favoured as they often detract from the design of what is frequently the most important and prominent 'principal' elevation of the property. However, modest porches or canopies may be an acceptable addition. Front extensions should generally be avoided.

## **INTERNAL COMMENTS**

Environmental Health      No objections – planning condition recommended.

## **REPRESENTATIONS**

No letters of representation have been received.

## **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 2014.

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

### **Policy Appraisal**

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

### **Design and Layout**

The existing cottage is of quaint proportions, with a traditional symmetrical frontage. The cottage has a wide porch centred on the frontage, which is of fairly generous proportions. The porch is tucked in under the eaves of the cottage, which is a slightly redeeming feature as this assists in reducing the visual impact of its generous proportions.

This proposal seeks to have a more substantial masonry based extension which projects further than the existing porch and which has a pitched roof running into the roof of the house.

### **Landscape**

The scale and nature of the proposals does not raise any landscape impact issues.

### **Residential Amenity**

Given their relative positions, the residential amenity of neighbouring properties would not be adversely affected by the proposed development. The Council's Environmental Health Officer identified issues in relation to potential contamination of the site which would need to be resolved as part of any planning approval.

### **Visual Amenity**

The combination of the width, increased projection and pitched roof which breaches the eaves line of the house, results in a fairly large intrusion on the principal elevation. This raises concerns over the visual impact of the proposal as the entrance would form an assertive and dominant feature of the principal elevation, which would detract from the character of the building.

These concerns were e-mailed to the applicant's agent three weeks ago in an attempt to encourage that a suitable alternative should be considered. However, no response has been received.

Accordingly, the application must be determined based upon the submitted drawings. The scale, form, massing, design and proportions are considered to be inappropriate on the principal elevation of the house.

Approval would therefore be contrary to Policies PM1A, PM1B(c) and RD1 of the Perth and Kinross Local development Plan 2014, which seek to ensure that development contributes positively to the character and amenity of the built environment by complementing its surroundings in terms of design, proportions and appearance.

Furthermore, the proposal is contrary to the Perth and Kinross Placemaking Guide, which seeks to discourage extensions to the front of houses as they often detract from the design of the prominent principal elevation and destroy the composition of existing building.

It is noted that there is another unsympathetic, unauthorised development on the principal elevation of an adjacent house. However, this application must be determined on its own merits and the existence of another unauthorised development does not form a precedent for approval of this unsympathetic development.

### **Roads and Access**

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

### **Drainage and Flooding**

There are no drainage and flooding implications associated with this proposed development.

### **Developer Contributions**

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

### **Economic Impact**

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

### **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved

TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

### **APPLICATION PROCESSING TIME**

The recommendation for this application has been made 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 extension, by virtue of its awkward relationship with the existing house, unsympathetic design, form, position and proportions, would have an assertive, dominant and detrimental impact on the visual amenity of the house. Approval would therefore be contrary to Policies RD1, PM1A and PM1B(c) of the Perth and Kinross Local Development Plan 2014, which seek to ensure that development contributes positively to the character and amenity of the built environment by complementing its surroundings in terms of design, proportions and appearance.
- 2 Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging unsuitable additions which destroy the composition of existing buildings, particularly on the front elevation of a house.

#### **Justification**

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

#### **Informatives**

Not Applicable.

**Procedural Notes**

Not Applicable.

**PLANS AND DOCUMENTS RELATING TO THIS DECISION**

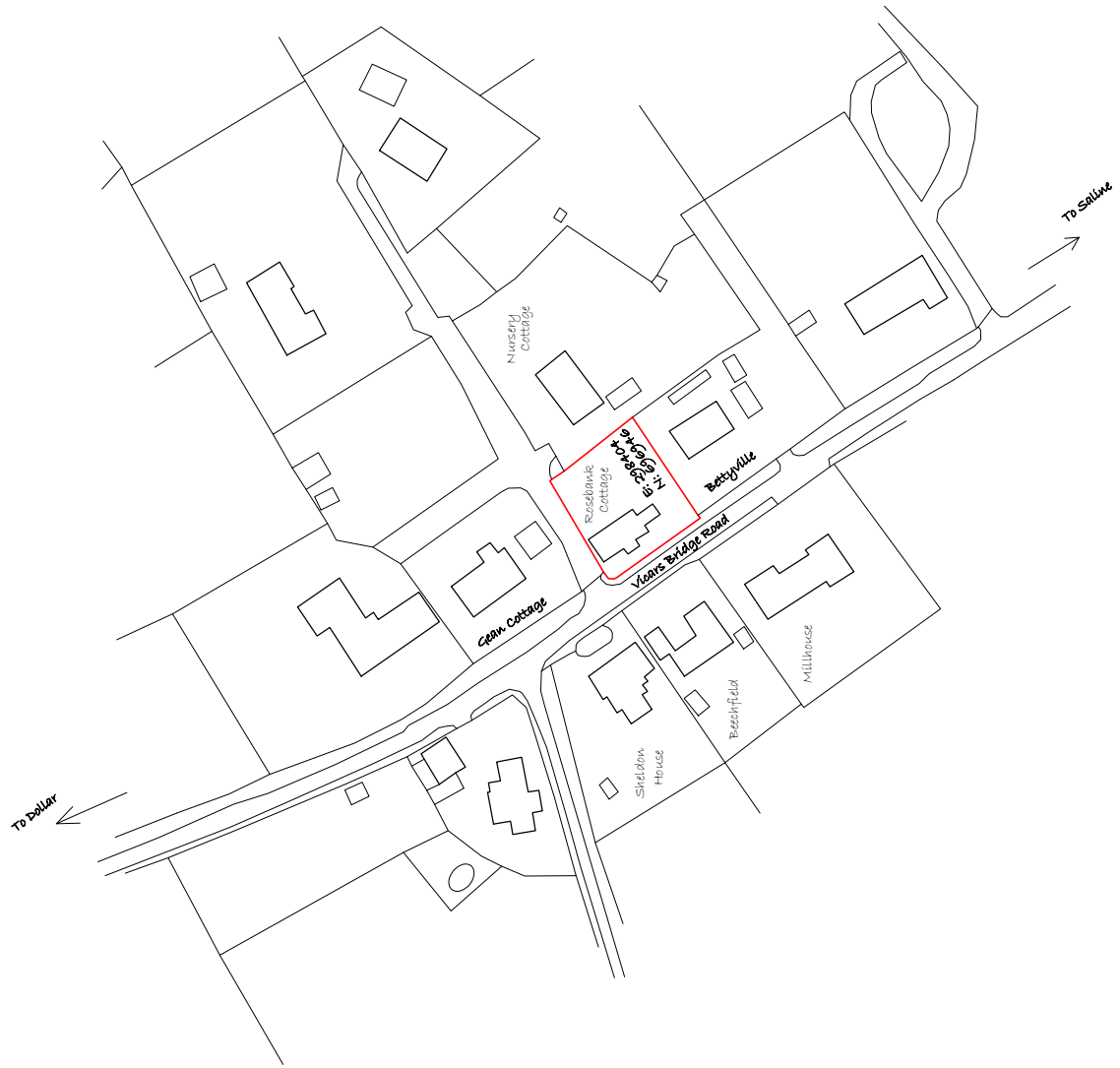
16/00731/1

16/00731/2

**Date of Report 20.06.2016**







0 10 20 30 40  
Scale Bar (m) 1:1250

Mr. & Mrs. Vick,  
Rosebank Cottage,  
Vickersbridge Road,  
Blairingone, FK14 7LR.

Location Plan

Scale: 1:1250 May 14

Ref: 2506/LP



3 DEAN ACRE  
COMRIE  
FIFE KY12 9XS  
TEL/FAX: 01523 850 134  
E-mail: [gordonassociates@sky.com](mailto:gordonassociates@sky.com)

JOHN GORDON ASSOCIATES LTD

This is a true copy of the plan referred to in our application.

Dated:

Signed: *John Gordon*

Copyright of this drawing, and all other associated drawings, is owned by John Gordon Associates Ltd at the above address.



**TCP/11/16(434)**  
**Planning Application – 16/00731/FLL – Alterations and extension to dwellinghouse at Rosebank Cottage, Vicar's Bridge Road, Blairingone, Dollar, FK14 7LR**

## **REPRESENTATIONS**



# Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref PK16/00731/FLL

Our ref LJ

Date 31 May 2016

Tel No [REDACTED]

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Consultation on an Application for Planning Permission

### **PK16/00731/FLL RE: Alterations and extension to dwellinghouse Rosebank Cottage Vicar's Bridge Road Blairingone Dollar FK14 7LR for Mrs G Vick**

I refer to your letter dated 17 May 2016 in connection with the above application and have the following comments to make.

#### **Contaminated Land** (assessment date – 31/05/2016)

##### Informative

An inspection of the proposed development site identified that the site is located with an area where there was historically mining activity. The applicant should satisfy themselves that the site is suitable for the proposed development. If ground gas protection measures are already in place for Rosebank Cottage then similar protection measures should be taken for the proposed extension. A watching brief during redevelopment is therefore required.

The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council as Planning Authority.

