

TCP/11/16(450)
Planning Application – 16/01281/FLL – Erection of a dwellinghouse on Land 20 metres North East of Dalmhor Bungalow, Ewanfield, Crieff

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TCP/11/16(450)
Planning Application – 16/01281/FLL – Erection of a
dwellinghouse on Land 20 metres North East of Dalmhor
Bungalow, Ewanfield, Crieff

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

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

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

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name **CORRYARD DEVELOPMENTS LTD**

Address **MILNAB STREET
CRIEFF**

Postcode **PH7 4BH**

Contact Telephone 1 **[REDACTED]**

Contact Telephone 2 **[REDACTED]**

Fax No **[REDACTED]**

E-mail* **[REDACTED]**

Agent (if any)

Name **MCKENZIE STRICKLAND ASSOCIATES**

Address **21 COMRIE STREET
CRIEFF**

Postcode **PH7 4AX**

Contact Telephone 1 **01764 910 410**

Contact Telephone 2 **01738 445 993**

Fax No **[REDACTED]**

E-mail* **info@msa-architects.com**

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

Yes No

☒ ☐

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

Planning authority

PERTH + KINROSS COUNCIL

Planning authority's application reference number

16/01281/FLL

Site address

**LAND 20 METRES NORTH-EAST OF DALMHOR
EWANFIELD, CRIEFF**

Description of proposed
development

ERECTION OF NEW SINGLE STOREY DWELLING

Date of application **12.08.2016**

Date of decision (if any) **13.09.2016**

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

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

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

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

1. Further written submissions ☐
2. One or more hearing sessions ☒
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

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

THE APPLICANT AND AGENT BELIEVE THAT IT IS IMPORTANT TO HAVE A HEARING TO ALLOW THEM THE OPPORTUNITY TO FULLY ARTICULATE MATTERS RELATING TO SCALE, DENSITY, AMENITY + CHARACTER, AND IDEALLY A SITE VISIT TO FULLY APPRECIATE THE EXISTING CONTEXT

Site inspection

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

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

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

NO.

Statement

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

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

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

PLEASE REFER TO THE ACCOMPANYING SUPPORTING STATEMENT THAT PROVIDES THE REASONS FOR THE APPLICANT'S NOTICE OF REVIEW.

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

Yes ☐ No ☒

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

List of documents and evidence

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

- ALL DRAWINGS AND SUPPORTING INFORMATION INCLUDED WITH THE ORIGINAL PLANNING APPLICATION
- THE ACCOMPANYING SUPPORTING STATEMENT DATED DECEMBER 2016.

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

Checklist

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

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

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

Declaration

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

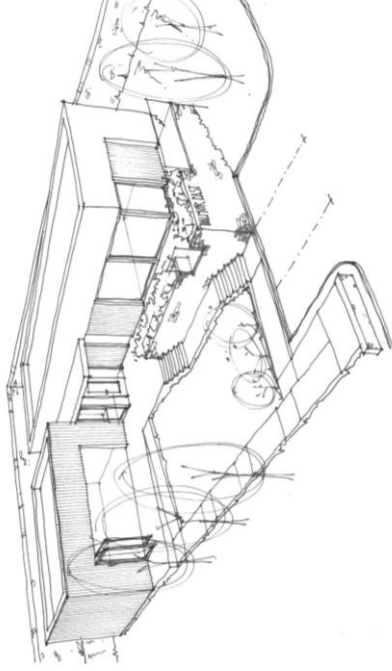
Signed



Date

07.12.2016

NOTICE OF REVIEW
SUPPORTING STATEMENT
December 2016
Proposed New Plot for Dwelling, Land 20m North-east of Dalmhor, Ewanfield, Crieff, PH7 3DA
for Coryard Developments Ltd



Prepared by
McKenzie Strickland Associates
21 Comrie Street,
Crieff
PH7 4AX

t: 01764 910 410
e: info@msa-architects.com

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2. Applicant background
3. Reasons for requiring a review
4. Concluding Statement

APPENDIX A – Site Analysis Drawing

APPENDIX B – Density Analysis Drawing

1.00 INTRODUCTION

McKenzie Strickland Associates were appointed by Corryard Developments Ltd to submit a planning application a new plot for a modest single storey dwelling within the grounds of Dalmhor. The application was refused on 13 September 2016 and the applicant wishes to contest this decision by way of local review for the reasons stated later in this supporting statement. This document should be read in conjunction with the drawings and design and access statement that were submitted with the original application.

2.00 APPLICANT BACKGROUND

Corryard Developments Ltd have had previous experience successfully developing properties around Perthshire that attract new residents, tourism and business to the area. They have worked hard to gain an excellent reputation for high quality work, focusing on the renovation of heritage buildings and properties in conservation areas and winning awards for the completed developments to date.

The applicant has committed to significant capital investment in developing the site at Dalmhor, and works have recently been completed on a separate planning consent that sympathetically restores and regenerates the existing Villa and Coach House that were previously left derelict by previous owners and a wasting asset. Works are also nearing completion on a striking new contemporary dwelling on the north west corner of the site that was approved as part of the same planning consent as the house conversion (planning ref 14/01839/FLL). The conversion along with the additional house has delivered tangible improvements to a hitherto neglected villa and gardens that until Corryard's involvement were significantly detracting from the Crieff Conservation Area.

However, the applicant feels that the works consented to date do not fulfil the site's full potential in relation to providing sustainable town centre housing and that the proposal for an additional new dwelling is fully appropriate and justifiable as described in greater detail in the Design and Access Statement that accompanied the refused planning application. Corryard Developments Ltd therefore strongly contests the decision to refuse the application and requests a review by the Local Review Body for the reasons outlined below.

3.00 REASONS FOR REQUIRING A REVIEW:

The applicant strongly disagrees with the decision for refusal of the planning application which they feel is based on narrow opinion and a rigid interpretation and of Local Development Plan Policy and request a Local Review for the following reasons:

3.01 LAYOUT AND CHARACTER

One of the reasons for refusal of the application within the delegated report was the planning officer's opinion that the location of the proposed additional dwelling house results in backland development and is "at odds with the character of development along the entire length of Ewanfield which seeks mainly detached dwellings fronting directly onto the public road".

The applicant contests this opinion and considers the proposal to be completely respectful if the character of the plot for the following reasons:

1. The Dalmhor site is located at the northernmost end of Ewanfield and acts as a termination to the street where it meets the open curtilage of the listed Crieff Hydro Hotel. The Dalmhor site has always differed in character from the plots elsewhere on Ewanfield, with larger gardens and being set back further from the street. The overall plot development does not therefore need to replicate the form and character of the plots along the entire length of Ewanfield. The proposed additional dwelling provides a matching partner to the previously consented house in terms of architectural form and detailing. The applicant argues that in providing a positive "stop-end" to the street a coherent grouping is formed with the adjacent consented dwelling that establishes a positive dialogue with the original Dalmhor House and gardens, and will acknowledge the site's position as a "full stop" where Ewanfield meets the open grounds of Crieff Hydro.
2. There is no specific mention or definition of backland development within the local development plan place making policy, only that the development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place (policy PM1A). The applicant would contest that regardless of this fact the proposed additional dwelling does not constitute backland development as the proposed dwelling is to be situated on an open site facing Dalmhor and readily visible from Ewanfield, and not concealed behind a street frontage.
3. The existing coach house, located along the south-east corner of the boundary wall, represents a historic precedent for living accommodation located to the rear of the original Villa within the garden curtilage. Consistent with this precedent the form of the new house is expressed as a linear block running adjacent to the boundary wall as contemporary interpretation of the existing coach house, as a modern reference to the historic precedent of living accommodation being provided within the corners of the curtilage of the original house.

The proposed new dwelling has therefore been designed to meet relevant place making criteria set out in policy PM1A and PM1B as demonstrated in detail in section 3.2.2 of the Design and Access Statement which accompanied the original application, and as illustrated in the Site Analysis Drawing that also accompanied the planning application and which has been included in appendix A for ease of reference.

3.02 PLOT SIZE AND SITE DENSITY

The officer's report states that the proposed plot seeks to add a dwelling house "into a very small site which is considerably smaller than the recognised plot sizes within this part of Crieff which again fails to respect the overall character and density within this part of the Crieff Conservation Area".

The applicant contests that the proposals do pay regard to suitable density as demonstrated by the following points:

1. The plot density analysis drawings which accompanied the planning application (see Appendix B) clearly demonstrate that the proposed additional dwelling together with the consented dwelling and associated plots (new plot area approx. 700m²) are consistent with a significant number of existing dwellings on Ewanfield and other adjacent streets in the immediate area. This includes two dwellings on Ewanfield that are smaller than the proposed new plots (both Albara and Forthill are approximately 500m plot area).
2. Although the proposed plot is smaller than immediately adjacent plots this is justified in providing a positive architectural grouping at the north termination of Ewanfield. As described above, the proposed form and siting of the new house is sympathetic to the original buildings and setting and will by no means detract from its immediate surroundings adjacent to Dalmhohr and within the Crieff Conservation Area.
3. Existing residential plot areas vary greatly in this area of Crieff so it is unreasonable to limit any infill development to plots meeting the "average" plot sizes only, particularly as many of the houses are large Victorian villas that are an anachronism to modern living. Restricting plot sizes to this extent will limit the potential for sustainable town centre homes and increase pressure on demand to build outside the town boundaries and in the countryside.
4. Furthermore, Crieff and the surrounding area will greatly benefit from gap infill sites being sensitively developed to their full potential to help provide affordable family housing within the town. The applicant considers that the density is by no means out of place in the context of the proposed plot as demonstrated elsewhere in this statement.

For these reasons the applicant believes that the plot size is entirely justifiable within Residential Development and Placemaking Policy the wider context of the Crieff Conservation Area.

3.03 RESIDENTIAL AMENITY

The delegated report suggests that refusal of the application is in part due to the loss of the previously consented communal garden ground to facilitate the plot and that this "will result in a significant reduction in the useable communal garden ground for Dalmhor house and will also result in a detached dwelling with little to no useable private amenity space of its own due to the limited size of the application site". Concerns are also stated in the report with regard to the proximity of living room and bedroom windows to boundaries.

Again the applicant strongly disagrees with this opinion and requests a panel review for the following reasons:

- Communal Garden Amenity: All three of the consented Dalmor apartment flats, and the Coach-house each have been allocated their own private garden amenity spaces elsewhere on the site. The previously consented area of communal gardens that are proposed to be removed to make way for the additional new dwelling plot was always intended as additional garden amenity over and above the allocated private garden spaces. With the communal gardens removed the Dalmhor apartments and coach house will still enjoy garden amenity and outdoor balcony space that is more than adequate and more generous than most town center apartments. It should be noted that at the time of writing all the Dalmhor Units have been successfully sold without the communal gardens.
- Private garden and overlooking: The design of the new house has been specifically designed so that the living room and bedroom windows are in excess of 9m away from Dalmhor House and the boundary to the neighbouring consented new dwelling. All windows are at first floor and have the opportunity of further screening by landscaping and boundary treatment so privacy and overlooking is fully addressed. It should be noted that the availability of private garden amenity for the proposed new single storey dwelling shall be no different to the adjacent consented new dwelling which also has a principal garden space which faces towards Dalmhor House and is also overlooked to a certain extent by the neighbouring apartments and gardens, but due to its limited nature this was considered acceptable to policy in the associated approval.

For these reasons the applicant believes that the residential amenity of the proposed new plot is entirely suitable and compliant with LDP Residential Areas Policy RD1 and will not be compromised detrimentally by the proximity of neighbouring properties.

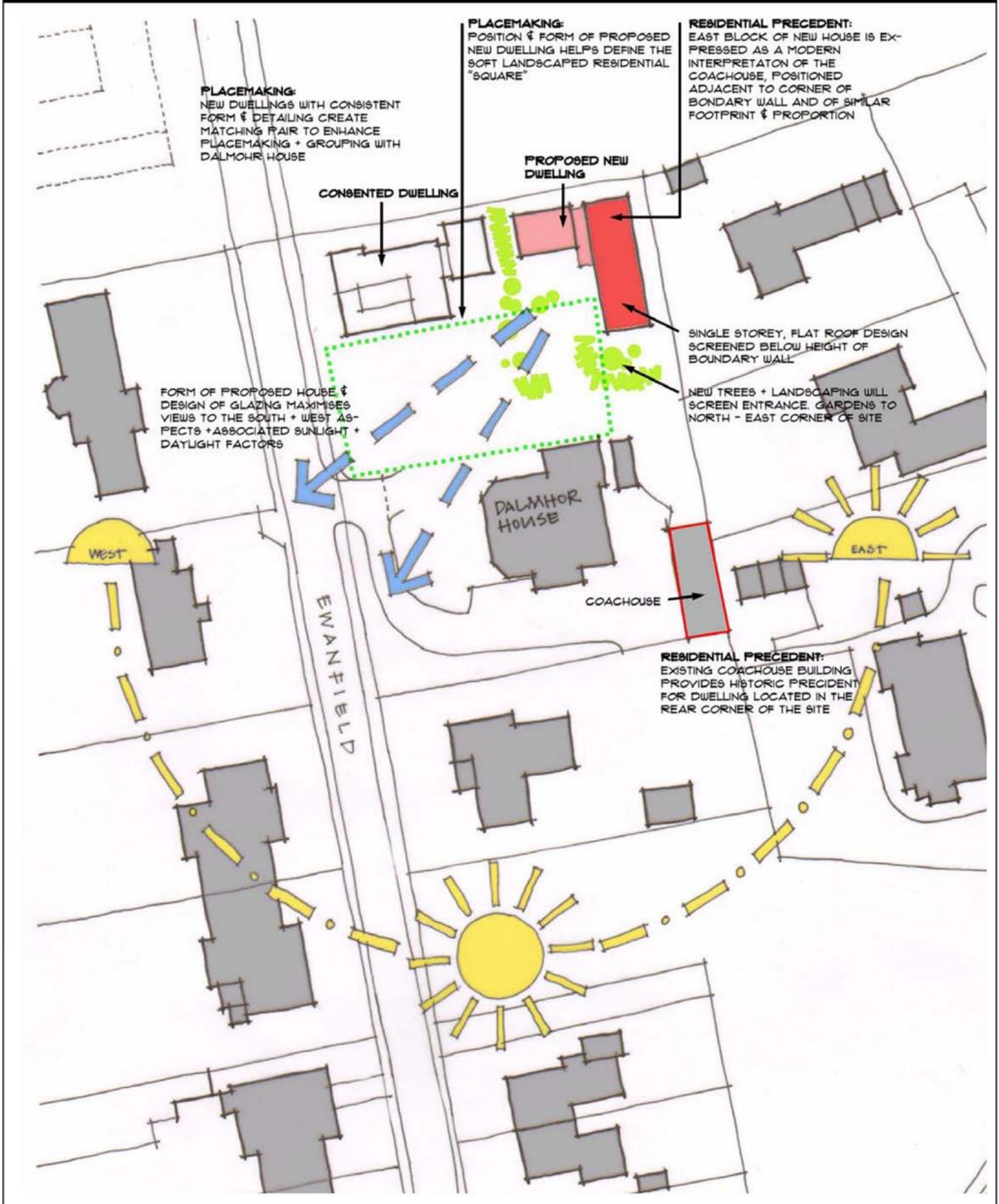
4.00 CONCLUDING STATEMENT

Read in conjunction with the original application drawings and design statement, this document further demonstrates that the planning application for a new modest dwelling meets the requirements of Strathearn Area Local Plan when considered against the broader principals of local planning policy, and that the proposal is wholly suitable in terms of scale character and density and that it would not be to the detriment of the surrounding amenity. The applicant therefore considers the proposal fully address the requirements within Placemaking Policy (PM1A and PM1B), Residential Areas Policy (RD1) and Conservation Area Policy (HE3A) and the decision to refuse the application should be overturned.

The applicant strongly recommends a visit to the site by the review panel so that the nature and scale of the plot and the full context of the setting can be fully appreciated, particularly now that work to Dalmhor house and the adjacent new dwelling are near to completion.

The delegated report makes references to large detached dwellings on Ewanfield which include grand Victorian villas with large gardens and plot sizes. The applicant feels it is unfair to demand comparison with these houses which are an anachronism in terms of their size and scale and do not represent today's' housing requirements. To meet requirements of the local plan strategy to target more new dwellings within the Crieff settlement boundary, restricting plot sizes unnecessarily will limit the potential for town centre homes and increase pressure on demand to build outside the town boundaries and in the countryside. Crieff and the surrounding area would greatly benefit from gap infill sites being utilised to their full potential to help provide smaller more affordable family housing within the town. As demonstrated earlier in this statement the applicant strongly believes that the application is not contrary to the development plan and in this instance the slightly higher density is by no means out of place in the context of the proposed plot and setting, and that there is significant public interest in providing an additional contemporary smaller housing plot.

The application represents an opportunity for an exemplary modern, compact and sustainable house design which would form a pair of contemporary houses that will enhance the corner-site setting and also contribute to the local requirement for more modest and affordable town centre family housing. This opportunity would be passed by if the current delegated decision to refuse the application was upheld.



21 Comrie Street Crieff Perthshire PH7 4AX t: 01764 910410

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JOB TITLE:
Dalmhor-New Dwelling East

DRAWING TITLE:
Site Analysis

DRAWING NUMBER:
977/DS/05

SCALE:
NTS

DRAWING STATUS:
DS

REVISION:

DRAWN BY: **LC** CHECKED BY: **JR**

DATE:
12 August 2016



11/11

EXISTING PROPERTY BOUNDARY

JOB TITLE: Dalmhor East		DRAWING STATUS: PL		DRAWN BY: LC		CHECKED BY: JR	
DRAWING TITLE: Density Site Plan		REVISION:		DATE: 08 August 2016			
DRAWING NUMBER: 977/PL/08							

CONTACT DIRECTORY

Client/Applicant

Corryard Developments Ltd

Milnab Street
Crieff
PH7 4BH

[REDACTED]

[REDACTED]

[REDACTED]

Architect and Agent

McKenzie Strickland Associates

21 Comrie Street,
Crieff
Perthshire PH7 4AX

[REDACTED]

[REDACTED]
www.msa-architects.com



McKenzie Strickland Associates
— *Chartered Architects* —

TCP/11/16(450)
Planning Application – 16/01281/FLL – Erection of a
dwellinghouse on Land 20 metres North East of Dalmhor
Bungalow, Ewanfield, Crieff

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Corryard Developments LTD
c/o McKenzie Strickland Associates
John Davies
21 Comrie Street
Crieff
Perthshire
PH7 4AX

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 13.09.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/01281/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 12th August 2016 for permission for **Erection of a dwellinghouse Land 20 Metres North East Of Dalmhor Bungalow Ewanfield Crieff** for the reasons undernoted.

Interim Head of Planning

Reasons for Refusal

1. The proposal will adversely affect the density and character of the existing area by virtue of the physical limitations of the site to satisfactorily accommodate the development and associated requirements for private amenity space. The proposal also fails to respect the established character of the area by proposing development within a backland location. The proposal is therefore contrary to Policy RD1 and PM1A and PM1B (c) and (d) of the Perth and Kinross Local Development Plan 2014 and Policy 2 of TAYPlan, which seeks to ensure development is compatible with the amenity and character of the area and respects an existing building line.

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 "Online Planning Applications" page

Plan Reference

16/01281/1

16/01281/2

16/01281/3

16/01281/4

16/01281/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/01281/FLL	
Ward No	N6- Strathearn	
Due Determination Date	11.10.2016	
Case Officer	John Williamson	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 20 Metres North East Of Dalmhor Bungalow
Ewanfield Crieff

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: 26 August 2016

SITE PHOTOGRAPHS





BACKGROUND AND DESCRIPTION OF PROPOSAL

Full planning consent is sought for the erection of a dwellinghouse at land 20 metres north of Dalmhor at the northern end of Ewanfield within the Crieff Conservation Area. Planning consent already exists on this wider site for the erection of a contemporary detached dwellinghouse, the conversion of an existing large Edwardian villa into three apartments and the conversion of a former coach house into a further residential unit, creating a total of five residential properties (14/01839/FLL). This approved application was the re-submission of a withdrawn application (14/01275/FLL) as the erection of two detached dwellinghouses on the northern part of the site was considered overdevelopment of the site and contrary to the Local Development Plan. Subsequently consent was granted for a single dwelling in the northern half of the site. This new application again seeks consent to erect a further detached dwellinghouse to the east of and behind the detached house which was approved under the previous application and is currently under construction. The applicant has indicated that the financial constraints of the current consented development has resulted in the requirement for an additional dwelling on the site.

SITE HISTORY

10/01693/FLL Change of use from school boarding house to dwellinghouse
13 February 2012 Application Permitted

14/01275/FLL Erection of 2no dwellinghouses, alterations to dwellinghouse to form 3no flats, and alterations to former coach house 18 September 2014
Application Withdrawn

14/01839/FLL Erection of dwellinghouse, alterations and change of use to dwellinghouse to form 3no flats, and alterations to former coach house 14 January 2015 Application Permitted

PRE-APPLICATION CONSULTATION

Pre application Reference: None

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. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy PM2 - Design Statements

Design Statements should normally accompany a planning application if the development comprises 5 or more dwellings, is a non-residential use which exceeds 0.5 ha or if the development affects the character or appearance of a Conservation Area, Historic Garden, Designed Landscape or the setting of a Listed Building or Scheduled Monument.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current

or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy TA1B - Transport Standards and Accessibility Requirements

Development proposals that involve significant travel generation should be well served by all modes of transport (in particular walking, cycling and public transport), provide safe access and appropriate car parking. Supplementary Guidance will set out when a travel plan and transport assessment is required.

Policy HE3A - Conservation Areas

Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of a new development within a Conservation Area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting. Where a Conservation Area Appraisal has been undertaken the details should be used to guide the form and design of new development proposals.

Policy NE2B - Forestry, Woodland and Trees

Where there are existing trees on a development site, any application should be accompanied by a tree survey. There is a presumption in favour of protecting woodland resources. In exceptional circumstances where the loss of individual trees or woodland cover is unavoidable, mitigation measures will be required.

Policy NE3 - Biodiversity

All wildlife and wildlife habitats, whether formally designated or not should be protected and enhanced in accordance with the criteria set out. Planning permission will not be granted for development likely to have an adverse effect on protected species.

Policy EP3B - Water, Environment and Drainage

Foul drainage from all developments within and close to settlement envelopes that have public sewerage systems will require connection to the public sewer. A private system will only be considered as a temporary measure or where there is little or no public sewerage system and it does not have an adverse effect on the natural and built environment, surrounding uses and the amenity of the area.

Policy EP3C - Water, Environment and Drainage

All new developments will be required to employ Sustainable Urban Drainage Systems (SUDS) measures.

OTHER POLICIES

Crieff Conservation Area Appraisal

CONSULTATION RESPONSES

INTERNAL CONSULTEE

Transport Planning – no response within statutory period

Contributions Officer – contribution towards education infrastructure required

Local Flood Prevention Authority – no response within statutory period

EXTERNAL CONSULTEE

Scottish Water – no response within statutory period

REPRESENTATIONS

Two letters of representation have been received both of which object to the application. The letters may be summarised as follows:

- Residential Amenity (overlooking/overshadowing)
- Design/visual amenity
- Overdevelopment
- Light pollution

The above issues are addressed within the appraisal section below.

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	Submitted
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.

Principle

The application site is located within an area designated for residential and compatible uses in the Local Development Plan 2014 where Policy RD1 applies. This states that residential development is the most appropriate use in the area but development is subject to certain criteria, including ensuring new development: relates to established density levels and improves the character and amenity of an area. The other key policy is HE3A which relates to new development within a Conservation Area and seeks to ensure that this development preserves or enhances the character and appearance of the area. It goes on to state that the design, materials, scale and siting of new development should be appropriate to its appearance, character and setting. For the reasons which will be outlined below, I consider this proposal to be contrary to the above policies. Other relevant policies relating to issues including access, trees and bio diversity are outlined in the policy section above.

Layout and Character

Policy PM1A and B and Policy RD1 seek to ensure new development reflects the character and density of development within the locality. This is further emphasised by the requirements of Policy HE3A which requires development within a Conservation Area to preserve or enhance the character of the area. It goes on to state that the siting of new development should be appropriate to the areas appearance, character and setting. The proposed dwellinghouse sits to the rear (east) of the approved dwelling resulting in backland development which is completely at odds with the character of development along the entire length of Ewanfield which seeks mainly detached dwellings fronting directly onto the public road. The approval of a dwelling in this backland location would undermine the established character of this part of the Conservation Area and would set a dangerous precedent for further backland development which would only serve to further erode the important character of this part of the Crieff Conservation Area. The applicant seeks to demonstrate that the existing coach house development to the rear of Dalmhor indicates that there is a precedent for development to the rear of main dwellings in this location. The coach house relates to the conversion of an existing ancillary element of the historic Dalmhor House and given its scale was considered appropriate in the context of the character of the area. I do not consider this in any way to set a precedent or demonstrate that the erection of a dwelling in a backland location, as is proposed here, is appropriate.

Furthermore this part of Crieff is characterised by detached dwellinghouses located within ample sized plots. This proposal seeks to squeeze an additional dwellinghouse into a very small site which is considerably smaller than the recognised plot sizes within this part of Crieff which again fails to respect the overall character and density within this part of the Crieff Conservation Area. The applicant's submission notes a pair of semi detached dwellings located further south on Ewanfield as a density of development which is comparable with this proposal. Whilst there is a smaller pair of plots in this location the overwhelming majority of development in this location sees detached dwellings located within expansive large plots and this proposed development fails to relate to this character and results in what is considered to be an overdevelopment of the wider Dalmhor development site.

I do not consider the financial constraints of the applicant outlined within the submission to have any significant bearing on the assessment of this application and are not considered to outweigh the policy concerns outlined above.

As such the proposal is considered contrary to Policy PM1A and B, RD1 and HE3A.

Design

The designed is proposed to be contemporary similar to the consented detached dwelling. Whilst I have no concerns with a contemporary proposal of this nature I do not consider the proposed design to outweigh the significant concerns relating to the principle of development on this site.

Residential Amenity

As outlined above the proposal seeks consent to erect a detached dwelling in an area which is currently consented as communal garden ground for the converted Dalmhor House. This proposal will result in a significant reduction in the useable communal garden ground for Dalmhor house and will also result in a detached dwelling with little to no useable private amenity space of its own due to the limited size of the application site. Given the limited size of the site this also results in the proposed house having windows serving both bedrooms and the main living area within very close proximity to boundaries. The Council's guidance seeks a minimum distance of 9m between windows and boundaries in order to protect the amenity of neighbouring properties by minimising overlooking and to ensure appropriate levels of private amenity space around the proposed house. In this instance there are bedroom and living room windows within close proximity to boundaries and whilst overlooking to neighbours will be limited due to the existing boundary treatments in place the size of the plot significantly limits the availability of private amenity space for a three bedroom family dwelling of this size. As such the residential amenity of any future occupiers of the dwellinghouse will be compromised detrimentally and this is considered contrary to the residential amenity policies of the LDP.

The scale and proximity of the east elevation in relation to the neighbour at Blinkbonnie to the east has been raised in a letter of representation. I am less concerned regarding the impact of the east elevation given its scale and do not consider overshadowing of the neighbouring property to be an issue given the 3.7m height and of the proposed house and the flat roof. I also do not consider the dwelling to be overbearing in terms of scale when considering the impact on the amenity of the neighbours to the east. Nevertheless I remain concerned regarding the amenity of future occupiers as outlined above.

Access and Traffic

An existing access is proposed to be utilised and adequate car parking is proposed on the site. In terms of access and parking the proposal is considered to comply with Policy TA1B.

Drainage

The proposal is considered to comply with policies EP3B and C of the LDP which seek to ensure adequate surface water drainage together with a connection to the public drainage system to serve waste water. Surface Water would require to be disposed of using a Sustainable Urban Drainage (SUDS) system.

Developer Contributions

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.

This proposal is within the catchment of Crieff Primary School where a capacity constraint exists and as such a contribution of £6460 is required in this instance.

The site is located outwith the transport infrastructure contributions area.

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 refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reason for Recommendation

The proposal will adversely affect the density and character of the existing area by virtue of the physical limitations of the site to satisfactorily accommodate the development and associated requirements for private amenity space. The proposal also fails to respect the established character of the area by proposing development within a backland location. The proposal is therefore contrary to Policy RD1 and PM1A and PM1B (c) and (d) of the Perth and Kinross Local Development Plan 2014 and Policy 2 of TAYPlan, which seeks to ensure development is compatible with the amenity and character of the area and respects an existing building line.

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

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/01281/1

16/01281/2

16/01281/3

16/01281/4

16/01281/5

Date of Report 13.09.2016

All Dimensions are in millimeters.

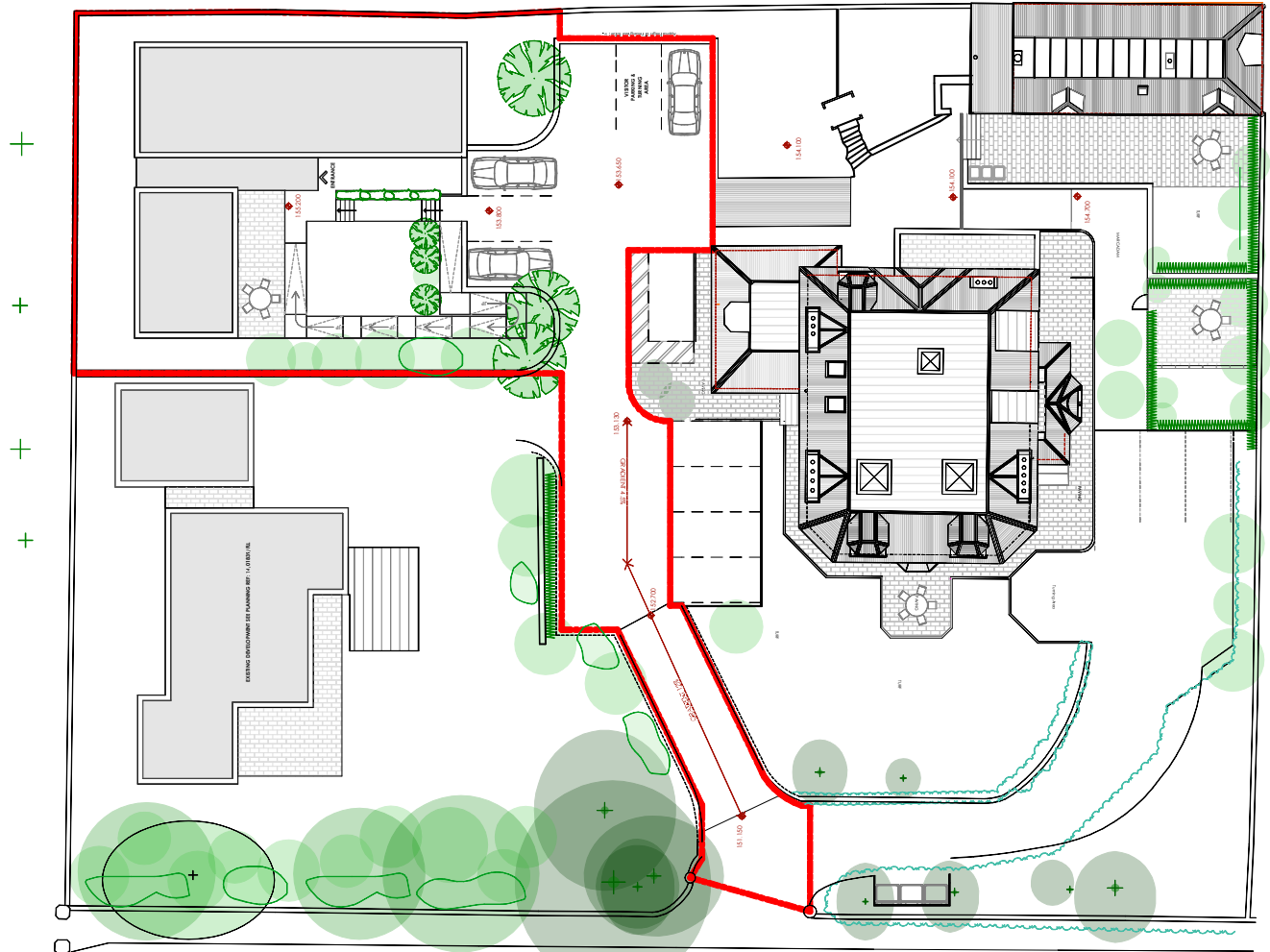


LOCATION PLAN
Scale: 1/1000

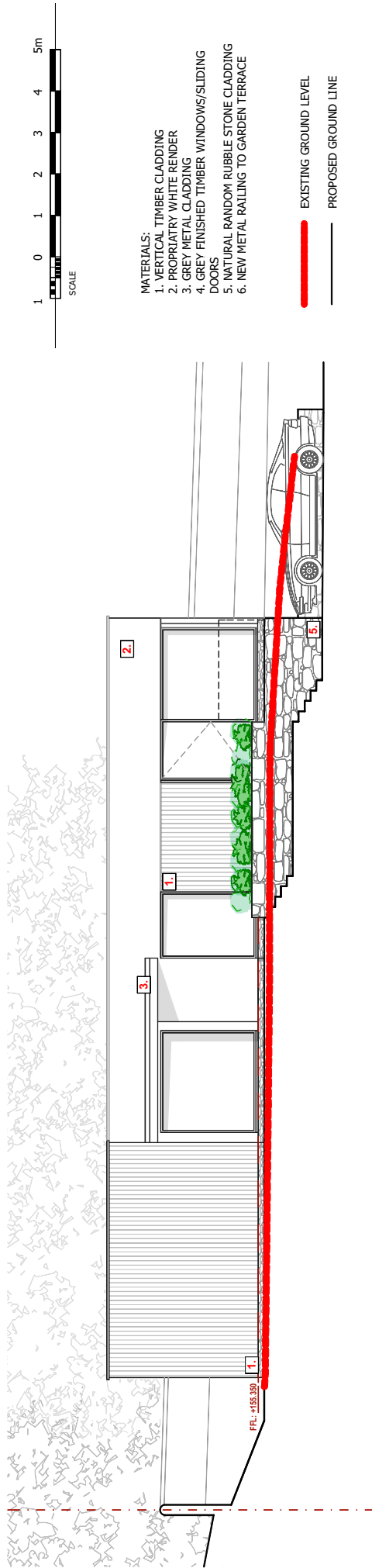
REV	DESCRIPTION	DATE	DRAWN BY
A	1/200 scale has amended	July 2016	JD

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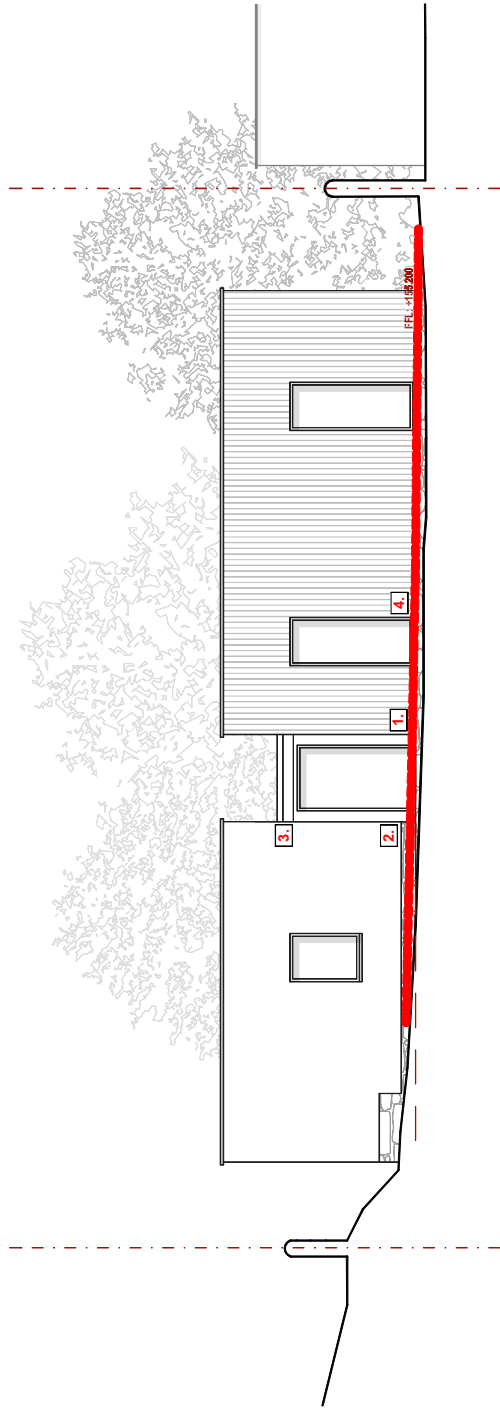
JOB TITLE: Dalnor-New Dwelling East Crief, Perthshire	
DRAWING TITLE: Location & Site Plan	
JOB NUMBER: 977	MODEL TITLE:
DRAWING NUMBER: 000/SD/01	REVISION: A
DRAWING STATUS: LC	DRAWN BY: LC
SCALE: JUNE 2011	CHECKED BY: JR



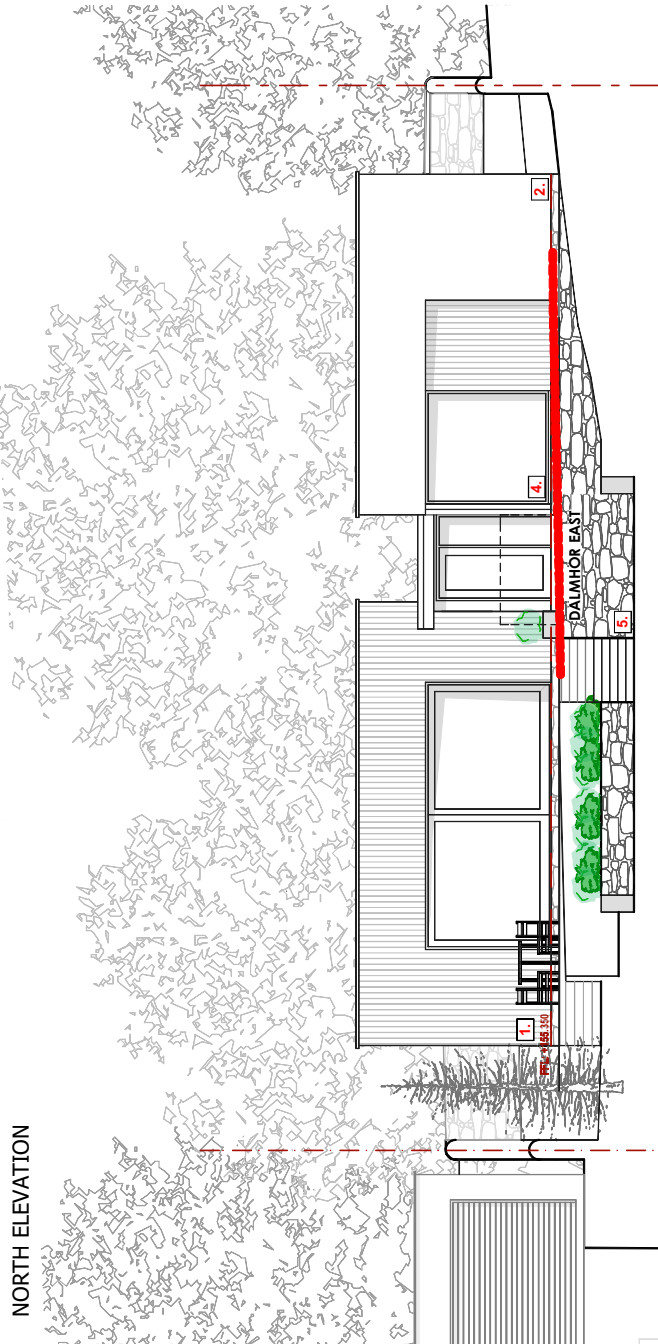
SITE PLAN
Scale: 1/200



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

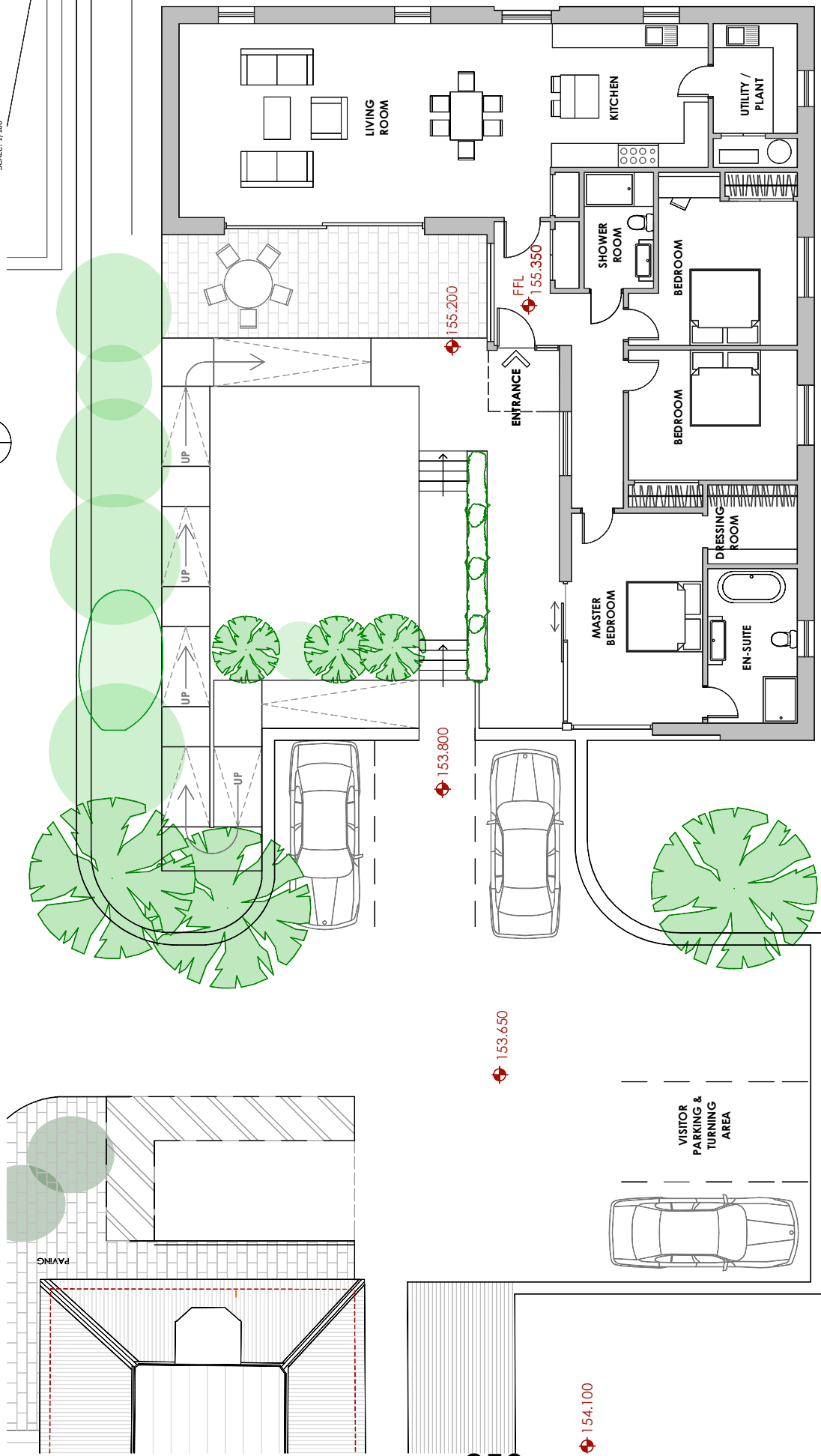
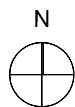


MATERIALS:

1. VERTICAL TIMBER CLADDING
2. PROPRIETARY WHITE RENDER
3. GREY METAL CLADDING
4. GREY FINISHED TIMBER WINDOWS/SLIDING DOORS
5. NATURAL RANDOM RUBBLE STONE CLADDING
6. NEW METAL RAILING TO GARDEN TERRACE

EXISTING GROUND LEVEL

PROPOSED GROUND LINE



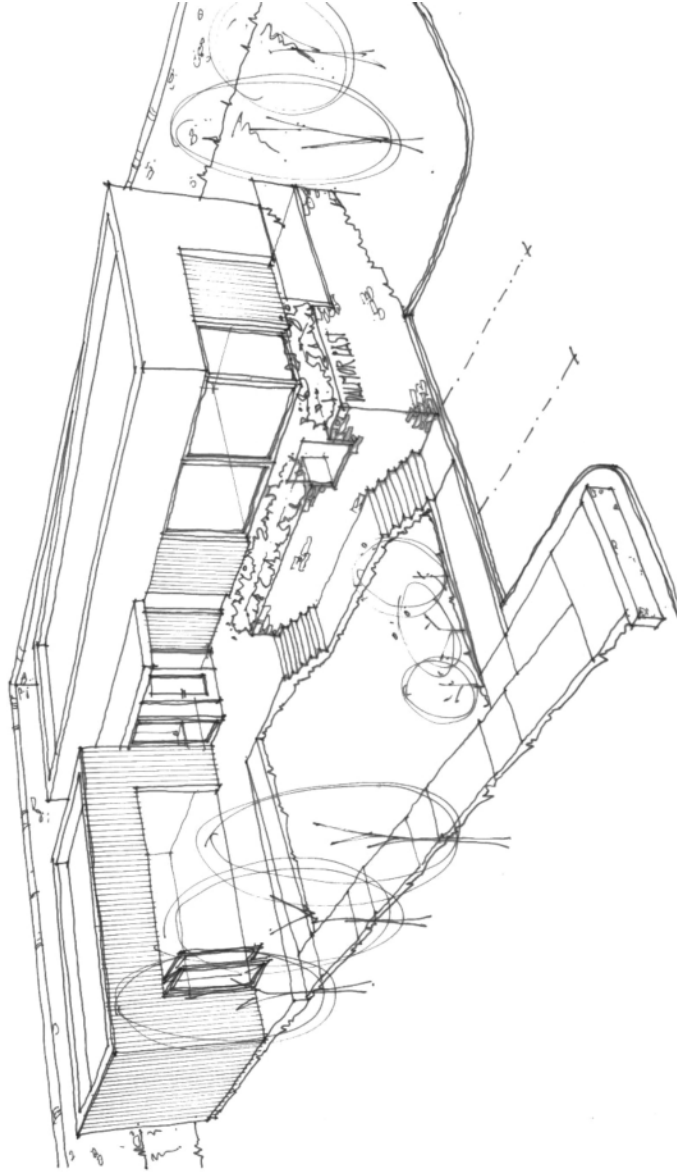
GROUND FLOOR
Scale: 1/100



New Single Storey Dwelling, Dalmhor East, Ewanfield, Crieff

DESIGN AND ACCESS STATEMENT

For
Corrtyard Developments Ltd
July 2016



Prepared by
McKenzie Strickland Associates
21 Comrie Street,
Crieff
PH7 4AX
t: 01764 910 410
e: info@msa-architects.com

CONTENTS

- 1.0 Introduction
- 2.0 Site and Building Appraisal
- 3.0 Design Solution
- 4.0 Planning Policy
- 5.0 Conclusion

APPENDIX A – Site Density Drawing

APPENDIX B – Site Analysis Drawing



Dalmhor House viewed from North East corner of site where new house plot is proposed (photo taken 2014 prior to recent development commencing)



Dalmhor House viewed from North West corner of site looking towards proposed plot

(both photos taken 2014 prior to recent development commencing)

1.0 INTRODUCTION



Aerial photograph of Crieff Hydro taken circa 2008 with Dalmhor House and extensive gardens outlined in red.



Extrace from OS map circa 1843-1882 with approx location of Dalmhor site circled in red, but no buildings as yet evident

1.1 McKenzie Strickland Associates have been appointed by the applicant Coryard Developments Ltd to design a new dwelling within garden land at Dalmhor House, Ewanfield, Crieff. The site of Dalmhor House sits within the established residential area of Ewanfield, in the current designated Conservation Area of Crieff and adjacent to the Crieff Hydro. Planning permission was obtained in January 2015 (planning ref 14/01893/FL) for alterations and conversion of Dalmhor House to form 3 no flats, alterations to the former coach house on the site and for the construction of one new contemporary low-energy dwelling house. Works in relation to this approval began on site in 2015 and are progressing well on site at the time of this application.

1.2 Applicants Coryard Ltd have given careful consideration to the development proposals in light of earlier planning department feedback and neighbour consultation during previous planning applications for the site. During this time significant concessions were made by the applicant in terms of economic viability and profitability of the development in order to accommodate this feedback. This has included reducing the number of proposed new dwellings on the site (including a previously proposed large 2 storey dwelling on the current application site) and omitting proposed extension to the coach-house. Section 3.0 of this report provides a detailed account of how the new proposed dwelling has been carefully considered and designed in response to previous planning department comments.

1.3 The site strategy is planned to maximise the quality of residential amenity for the new and existing/neighbouring dwellings in terms of aspect, sun light and views, while respecting the curtilage of the existing structure and historic fabric. The existing road vehicular access and boundary walls onto Ewanfield are maintained, while boundary planting will be managed and enhanced to safeguard the character of the external realm and the privacy of residents.

1.4 The proposed location of the new house along the rear boundary wall will echo the positioning of the existing Coach House whilst providing a south and west aspect to maximise solar gain which is critical in order to achieve high energy efficiency and help achieve a minimal carbon footprint at construction stage and throughout the lifetime of the building.

1.5 The proposed new house is single storey to minimise massing, and to avoid any perceived impact on amenity and light from neighbouring dwellings. The proposed contemporary design is consistent with the architecture of the previously consented dwelling to the west. This will create a pair of harmonious new dwellings with an economy of form and scale that ensures a formal yet dynamic relationship with the existing fabric of the site, and allows Dalmhor House to maintain its own special character unchallenged.

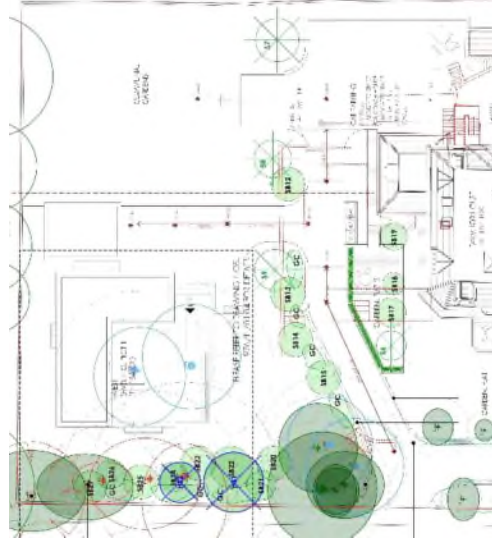
1.6 The new dwelling and the Dalmhor development as a whole has been designed to take into account the aspiration of European, national and local policy on architecture and place design. The synthesis of the conservation of an historic property with the construction of innovative, sustainable and high quality twentieth-first century buildings, embraces the ideal of providing an environment in which both historic and modern architecture are widely valued.

1.7 This statement should be read in conjunction with drawings and other documents submitted with the accompanying planning application.

2.0 SITE AND BUILDING APPRAISAL



Extract from OS map 1892-1905 with Dalmhor House circled.



Extract from consented site plan showing communal gardens at North-East corner of site.

2.1 Dalmhor is sited at the northern end of the town of Crieff at the base of Knock Hill. It slopes down towards the south with views over Crieff and the Strathearn valley. With an approximate area of one third of a hectare, the site is between two and eight times the scale of neighbouring properties on Ewanfield. The site is essentially divided in two terraces: the northern half of the site (previously used as tennis courts and the proposed location of the new dwellings) is an even lawn elevated above the southern half. This lower platform, where the existing buildings are located, is accessible from Ewanfield by means of a ramped meandering driveway. Garden areas are mainly given to open grass lawns. The removal of certain trees on the site along with improvements to the landscaping, and alterations to the driveway and parking were approved in the previous planning application (no additional trees are proposed to be removed as part of this application).

2.2 Dalmhor House is a robust "stone and slate" structure of the Edwardian style, originally built around the end of the 19th Century as a private residence for the Meikle family. This typology is common in Crieff during the late Victorian and Edwardian period. Coinciding with the "golden age" of the country house, the expansion of Crieff as a fashionable resort from the second half of the 19th century resulted in an early suburban style of development characterised by individual villas and expansive gardens. This is defined in the Crieff Conservation Area Appraisal as Character Area 3.

2.3 The historic arrangement of buildings was completed with a small ground floor plus attic addition to the north-east of the main house and with a coach and servants house on the south-eastern corner of the site. These ancillary buildings share the materiality of the main house but are built with simpler detail and reduced decoration.

2.4 The consented new house is positioned to the north-west corner of the site, fronting on to Ewanfield where it is set back on the line of the dwellings to match corresponding building positions further down Ewanfield to respect and reinforce the established building line provide a 'full stop' to the streetscape. The consented house is oriented to the south and west and is of a contemporary design that use of a restrained palette of high quality modern materials: tender, grey metal and natural stone and timber cladding. The proposed minimal and contemporary design will provide a reserved and timeless look whilst differentiating between the original building and later modern dwelling.

2.5 The landscaping proposals within the extant planning permission included a generous area of communal garden space to the North-East corner of the site. This area forms the proposed new plot

3.0 DESIGN SOLUTION

3.1 STRATEGIC USE AND DEVELOPMENT VIABILITY



Photographs of the existing house at Dalmhor (taken in 2014) which is currently in the process of being restored and converted as part of the previously consented works. Photos show non-original ad-hoc extensions, now removed as part of previously consented alterations.

3.1.1 The 2015 Consent for conversion of the main house together with the renovation of the coach house and a new 2 storey contemporary dwelling provided the applicant with a business model for marketable properties that included one family sized dwelling. The extant consent helped facilitate viable conversion and restoration of Dalmhor House and to ensure that an important piece of the Crieff Conservation Area does not fall into further neglect.

3.1.2 A large amount of capital cost has been expended by the applicant in order to carry out the works required to repair the extensive damage caused by previous water ingress and general neglect of maintenance. Reversing previous unsympathetic alterations, together with work to implement a sensitive conversion that is consistent with the high quality period detailing of the existing house has involved higher levels of investment than originally anticipated.

3.1.3 The continued challenging economic environment combined with the level of capital expenditure required to restore the existing house and coach house at the level of quality required within the conservation area, has meant that the income generated by the sale of the consented dwellings is likely to fall short of the costs of the required conversion works. In order for the overall proposals to be viable as a profitable development, consent for an additional dwelling is required.

3.1.4 It is therefore critical to continuation of the current development that an additional family sized dwelling is delivered within the extensive gardens at Dalmhor to ensure that the conversion and restoration of Dalmhor House is viable and to ensure that the restoration of the main house and coach house is realised.



East elevation showing consented removal of ad-hoc late 20th Century extensions (removals illustrated in red broken lines)

3.2

SITE LAYOUT AND DENSITY

SITE LAYOUT AND HOUSE LOCATION

3.2.1 The overall site strategy is planned to maximise the residential amenity for the new and existing/neighbouring dwellings in terms of aspect, sun light and views, while respecting the curtilage of the existing structure and historic fabric. The existing road vehicular access and boundary walls onto Ewanfield are maintained, while boundary planting will be managed and enhanced to safeguard the local character and the privacy of residents.

Coach-House and Residential Precedent:

3.2.2 The existing coach house, located along the south-east corner of the boundary wall, represents a historic precedent for living accommodation located to the rear of the original Villa within the garden curtilage. Consistent with this precedent the form of the new house is expressed as a linear block running adjacent to the boundary wall as contemporary interpretation of the existing coach house, as a modern reference to the historic precedent of living accommodation being provided within the corners of the curtilage of the original house.



Photographs of existing couch house dwelling located in the south east corner of the curtilage of the original Dalmhor House.



Extract from drawing 977/PL/08 illustrating how Dalmhor currently breaks street pattern and as a corner site it is appropriate in terms of place making for the proposed new buildings to orient towards Grieff Hydro and relate back to Dalmhor itself

PLOT DENSITY AND PLACEMAKING

3.2.2 The proposal for a new dwellings on the site (alongside to the previously consented new dwelling) is consistent with the Local Area Plan Policies in terms of place making and residential development for the reasons demonstrated below (comments should be read in conjunction with the accompanying density analysis drawing number 977/PL/08):

1. The accompanying plot density analysis drawing demonstrates that the proposed additional dwelling together with the consented dwelling and associated plots (new plot area approx. 700m²) are consistent with a significant number of existing dwellings in Ewanfield and other adjacent streets in the immediate area. This includes two dwellings on Ewanfield that are smaller than the proposed new plots (both Atbara and Forhill are approximately 500m plot area).
2. Existing residential plot areas vary greatly in this area of Grieff so it is unreasonable to limit any infill development to plots meeting the "average" plot sizes only, particularly as many of the houses are large Victorian villas that are an anachronism to modern living.
3. It is appropriate in terms of place making that any proposed development interrelates to Dalmhor itself, and a pair of modern villas will have a positive dialogue with the original building and the additional house will embrace and enhance the newly created and much improved landscaped gardens between.
4. The consented restoration of Dalmhor House to its original form by demolishing the ugly late 20th C extensions involved the removal of a significant existing floorspace. This will bring an undeniable improvement to the building and conservation area as a whole and is made more economically viable if two new dwellings are accommodated on the site.
5. To only develop a single dwelling on this generous infill plot does not represent the most efficient use of the site and would be contrary to LAP policy RD1A which encourages the maximum number of residential units within settlement boundaries where suitable

3.2.3 In summary the proposed additional dwelling has been carefully considered as part of the Dalmhor development as a whole. The form and siting of the new house is sympathetic to the original buildings and setting and will result in a positive long term improvement to Dalmhor and its immediate surroundings within the Conservation Area. Furthermore, Grieff and the surrounding area will greatly benefit from gap infill sites being sensitively developed to their full potential to help provide affordable family housing within the town. The applicant considers that the density is by no means out of place in the context of the proposed plot as demonstrated elsewhere in this statement. Restricting plot sizes to this extent will limit the potential for sustainable town centre homes and increase pressure on demand to build outside the town boundaries and in the countryside.

This architectural section drawing illustrates a building's internal layout. On the left, a series of rooms are shown, including a large hall with a staircase and several smaller rooms. A large circular feature, possibly a dome or a large window, is prominent on the right side. The drawing includes various structural elements like walls, floors, and roofs, as well as furniture and fixtures within the rooms. The overall style is a detailed line drawing typical of architectural plans.



South Elevation

3.3.7

The use of a restrained palette of high quality modern materials: neutral smooth render, grey metal (referencing neighbouring hues of lead and slate), natural timber cladding (echoing the trees in and around the site) and generous glazing (to provide a connection between the occupants and the landscape) all of which are consistent with the consented new dwelling. The proposed minimal and contemporary design will provide a reserved and timeless look whilst making clear the differentiation between the original building and the modern dwelling. Natural stone walls are introduced to mark entrances and to subtly echo the materials of the existing buildings, whilst also action as visual screens to terrace areas.

3.3.8

The choice of external finishes also aims to moderate the visual impact of the new construction. The proposed stone and timber clad elevations will ensure a discrete presence and blend with existing garden features such as garden retaining structures and boundary walls



Natural stone [5]



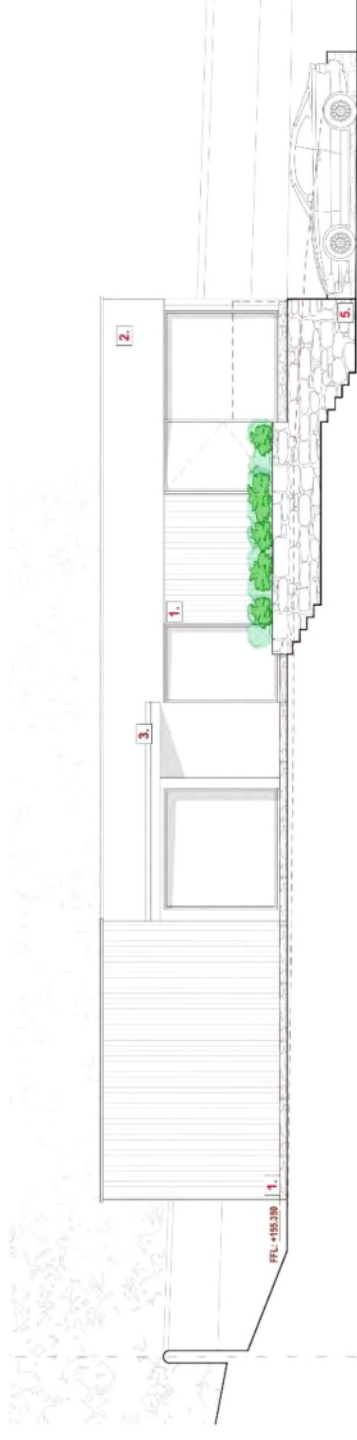
Timber Clad Volumes [1]



Render [2]

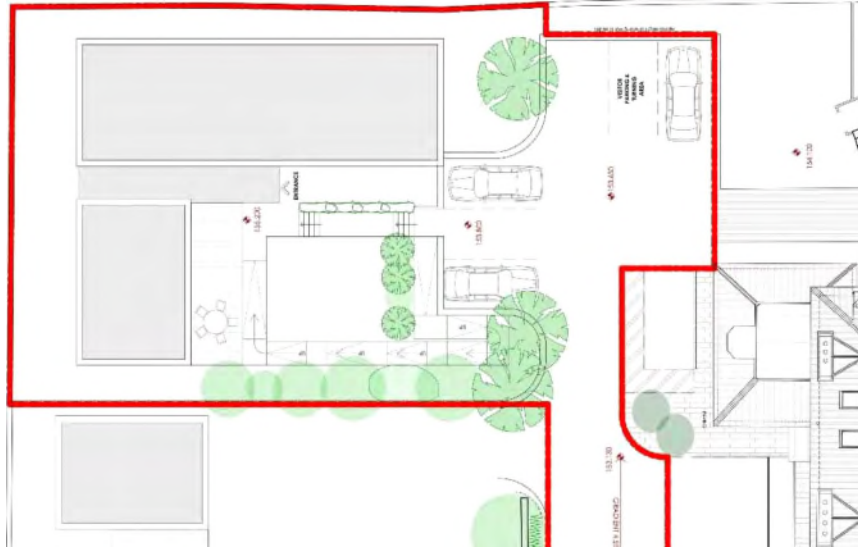


Grey Metal and Glass [3]



West Elevation

The contemporary architecture, detailing and materials of the proposed new house are consistent with that of the consented house



Proposed landscaping and parking layout

3.4 ACCESS, PARKING AND LANDSCAPING

3.4.1 The historic access route is kept, with a new road being introduced to the north of Dalmhor (approved as part of the 2015 Consent) to provide direct vehicular access to the car parking to the converted apartments and new house and to a shared parking area which is located to the rear, along the eastern site boundary. The proposed parking arrangement has been reconfigured to provide 2 car parking spaces adjacent to the new dwelling, whilst maintaining the required visitor and disabled parking for the consented apartments.

3.5.2 Parking levels have been set to facilitate accessible ramps integrated with the hard landscaping to provide wheelchair access to the new house whilst maintaining existing ground levels as far as possible. The new house will share a centralised refuse collection area close to the street entrance which has been similarly integrated in to the landscaping.

3.5.3 The L-shaped footprint of the new house creates generous south and west facing garden incorporating terraces onto which the main living spaces open directly. There are no existing trees or shrubs on the proposed new plot, but it is proposed to introduce new trees and soft landscaping in the entrance garden of the new house that (combined with timber fencing to the boundary with the consented new dwelling) will help provide visual screening and enclosure to the adjacent properties, and provide enhanced landscaping.

3.5 SUSTAINABILITY

3.5.1 The applicants are mindful that sustainable construction offers incalculable benefits: comfortable and healthy places to live, building quality and longevity, energy security and a significant contribution to the community and to a better environment.

3.5.2 The development is conceived to be carried out by locally based contractors and with the main building materials being locally sourced. The proposed dwelling houses are of timber frame construction and clad in high quality proprietary renders with strategic elements in natural stone or timber to articulate the building mass and proportion.

3.5.3 There is an aspiration for the new house to achieve building standards gold sustainability labelling, and to ensuring minimal energy use and the highest levels of comfort and air quality. Generous unobstructed south facing glazing is critical to achieve solar gain required to meet these targets.

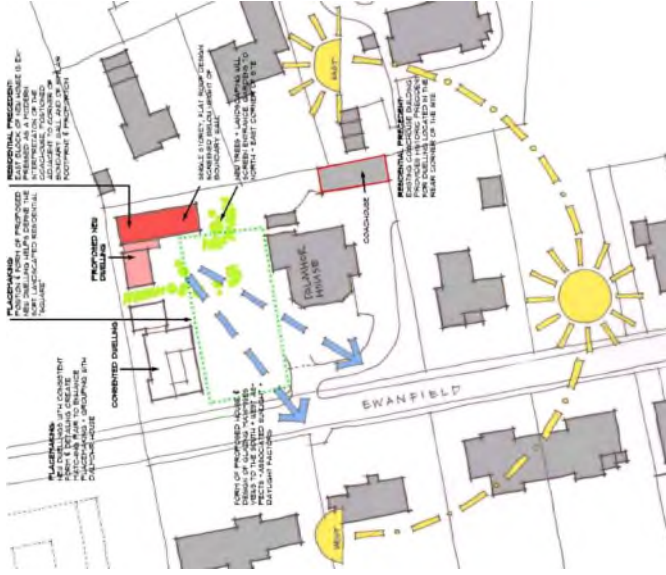
3.5.4 The choice of materials and building systems, together with outstanding energy efficiency and the use of renewable energy sources, ensures a minimal carbon footprint at construction stage and throughout the lifetime of the building.

3.6 SITE SERVICES

3.6.1 The management of surface water and drainage is based on best practice and compliance with applicable legislation and guidance.

3.6.2 The nature of the site on a slope defines a strategy to accept and retain storm water through sustainable drainage systems (SUDs), mainly in the form of soft landscaping and pervious ground, including vehicular routes, and to minimise impermeable areas, basically reduced to the footprint of buildings.

3.6.3 Surface and foul water drainage systems are designed to be fully segregated within the site and up to the final connection to the public drain.



4.0 PLANNING POLICY

4.1 Planning History

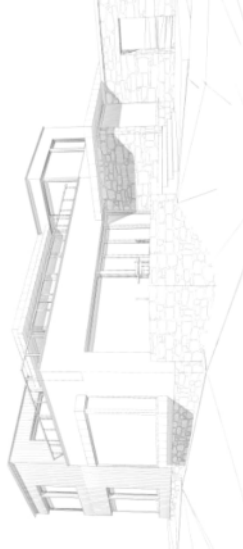
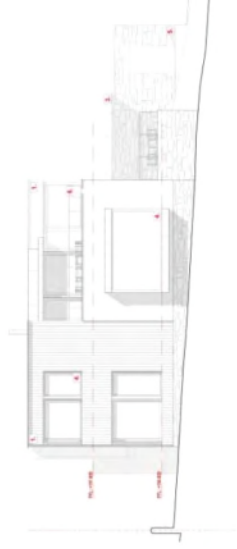
4.1.1 Planning permission was obtained in January 2015 (planning ref 14/01893/FLL) for alterations and change of Dalmhor House to form 3no flats, alterations to the former coach house on the site and for the construction of one new contemporary low-energy dwelling house. Works in relation to this approval began on site in 2015 and are progressing well on site at the time of this application.

4.1.2 Conyard Developments Ltd undertook pre-planning consultations with the Planning Office at Perth and Kinross Council during 2013 and 2014. Early proposals for a flatred development within the garden plot were rejected by the planners due to concerns of scale and massing. Further consultation resulted in an application for the Conversion of Dalmhor to 3 flats plus two new 2-storey dwellings which was submitted in July 2014 (planning ref: 14/01275/FLL). This application was subsequently withdrawn following concerns voiced by the planning officer that the proposals were unlikely to be supported due to concerns that two new 2-storey dwellings were not appropriate. The subsequent consented application included only one 2 storey new house and represented a significant compromise in terms of the development's viability and profitability.

4.1.3 The accompanying application has acknowledged and addressed these concerns by proposing a second single storey dwelling that is of a reduced height, scale and massing.

The previously consented new house incorporates a projecting glass box as a contemporary bay window to echo the architecture of Dalmhor and gatehouse buildings

The consented house is located to the west of Dalmhor and provides a "full stop" at north end of Ewanfield next to Crieff Hydro entrance gates. Contemporary design allows housing proportions so as to be subservient to main house in terms of massing





3.2 COMPLIANCE WITH PLANNING POLICY

3.2.1 Planning Policy Guidance

Design principles for the Dalmhor project are primarily inspired by best practice as formulated in national, regional and local policy, with particular reference to the following documents:

Development policy:

- TAY Plan- *Strategic Development Plan 2012-2032*, The Strategic Development Planning Authority for Dundee, Angus, Perth and North Fife, 2012.
- *Perth and Kinross Local Development Plan*, Perth and Kinross Council, 2014.

Architecture and design policy:

- *Creating Places- A Policy Statement on Architecture and Places in Scotland*, The Scottish Government, 2013.
- *Designing Places- A Policy Statement for Scotland*, Scottish Executive, 2001.

Conservation policy:

- *SPP23 Planning and the Historic Environment*, The Scottish Government, 2008.
- *Scottish Historic Environment Policy*, Historic Scotland, 2011.
- *PAN71 Conservation Area Management*, Scottish Executive Development Department, 2004.
- *Crieff Conservation Area Appraisal*, Perth and Kinross Council, 2008.

In the preamble to the 2012 public consultation document *A Policy on Architecture and Placemaking for Scotland*, Scottish Ministers described Scotland as a nation that is rich in heritage and creativity. The applicant embraces this project a distinctive opportunity to celebrate both.

The design philosophy for the redevelopment of the Dalmhor site as a whole can be summarised in three overarching principles:

- The restoration and preservation of historic building heritage,
- The enhancement and future-proofing of the site to ensure its continuing enjoyment and
- The provision of sustainable living accommodation (healthy, comfortable, resilient, responsive, energy efficient and environmentally sound).



Local Area Plan: Place Making Policy

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"Development must contribute positively, to the quality of the surrounding built and natural environment"

"All development should be planned and designed with reference to climate change, mitigation and adaptation"

"The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site."

"Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development"

Policy PM1B

“(a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.”

"(b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area"

(c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours"

"(d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space."

Page 12

"(e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport"

- The proposed new house will provide an additional accessible home and garden landscape that compliments the site as a whole. The presence of an additional dwelling that oversees the rear of the site will reinforce the regeneration of Dalmhor House as a whole and help provide a safer accessible residential community on the site.

"(f) Buildings and spaces should be designed with future adaptability in mind wherever possible"

- The proposed new dwelling has been designed to modern space standards that are flexible for future adaptability, including ramped access integrated within landscaping proposals.

"(g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals."

- The new house is being sensitively designed and located so as to integrate positively within the previously consented residential development at Dalmhor where the existing Edwardian Villa, the coach house and stone boundary walls are being retained restored thus significantly contributing positively to the original buildings and the conservation area as a whole.

3.2.3 Local Area Plan: Residential Development Policy

The bullet points below demonstrate how the proposals meet the relevant policy on residential development (policy extract quoted in inverted commas)

Policy RD1: Residential Areas

"The Local Area Plan identifies that encouragement will be given to proposals which fall into one or more of the following relevant categories of development and which are compatible with the amenity and character of the area:"

"(a) Infill residential development at a density which represents the most efficient use of the site while respecting its environs"

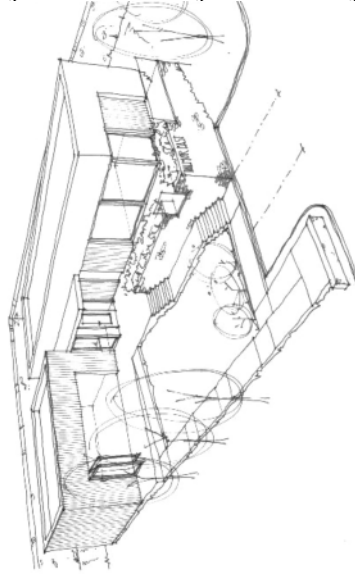
- The proposed new dwelling represents infill development, and has a plot density that is consistent with existing dwellings on Ewanfield and locally as demonstrated in our density analysis of the streets in the locality outlined above. This is therefore the most efficient use of the site whilst respecting its environs. In conjunction with the conversion of Dalmhor House into flats the propose development is an efficient use of the site whilst respecting its environs.
- If only one very large residential plot was to be developed on the infill site this would not represent the full potential residential use of the site and would fall short of the requirements of policy RD1.

"(c) Proposals which will improve the character and environment of the area or village."

- The overriding impact of the development will be regenerating and restoring a building that has remained derelict and neglected for years and that will continue to deteriorate. The conversion and restoration of the existing buildings alongside a pair of high quality contemporary dwellings to form a garden community will provide a significant positive improvement to the character and environment of the area.

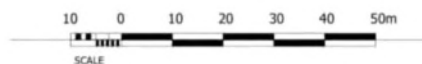
5.0 CONCLUSION

- 5.1 As an established contractor/developer, Conyard Developments Ltd have worked hard to gain an excellent reputation for high quality work, focusing on the renovation of heritage buildings and properties in conservation areas and winning awards for the completed developments to date. The applicant is therefore well placed to realise the sensitive redevelopment of Dalmhor House and its grounds and deliver a sustainable housing community which will preserve the buildings whilst positively enhancing the conservation area with the addition of high quality, low carbon contemporary architecture.
- 5.2 The applicant has committed to significant capital investment in developing the site at Dalmhor, and works are progressing well in order to restore and regenerate what was previously a wasting asset and significantly improve an important part of Crieff Conservation Area. However, the applicant feels that the works consented to date do not fulfil the site's full potential in relation to providing sustainable town centre housing.
- 5.3 The significant commercial investment needed to convert and restore the existing buildings properly requires a business plan that maximises the number of dwellings on the site in order to secure the viable future of the Dalmhor House Site. The large garden grounds are underutilised and an opportunity is being missed for providing suitable optimum density new housing in the centre of Crieff. It is therefore critical to continuation of the current development that an additional family sized dwelling is delivered within the extensive gardens at Dalmhor to ensure that the conversion and restoration of Dalmhor House is viable and to ensure that the restoration of the main house and coach house is realised.
- 5.4 The accompanying planning application proposes an additional dwelling that has precedent in terms of a plot density that is consistent with several other examples in the surrounding local townscape, and which echoes the history of a coach-house dwelling within the gardens of Dalmhor House. It is therefore appropriate and sympathetic to the character of the site, whilst maximising the opportunity for town centre dwellings.
- 5.5 In comparison to the larger 2 storey designs proposed previously for a second new dwelling on the site, the modest single storey dwelling proposed represents a significant compromise from the developer in terms of marketable floor area. The smaller house designs now proposed acknowledges the comments raised by the planning department in relation to the scale and massing of a second new dwelling. Furthermore the contemporary design is consistent with the form, materials and aesthetic of the previously consented new house and will form a pair of new homes that provide a harmonious grouping that will respect and enhance the setting alongside the original stone villa.
- 5.6 The applicant have been working closely with McKenzie Strickland Associates to accommodate an additional modest residential plot that strikes a carefully considered balance between the ultimate viability of development, whilst respecting the important historic and architectural features of Dalmhor House gardens and its wider setting within Crieff Conservation area. The applicants have identified precisely where development can take place and the changes can be made with minimum loss in terms of the house and site within its urban context, and in return, how an appropriate and sustainable use can be secured. As demonstrated in this design statement, the design for a sensitive new dwelling in addition to the conversion of Dalmhor have been carefully considered so that a sympathetic balance shall be achieved.



3D concept sketch of proposed new dwelling.

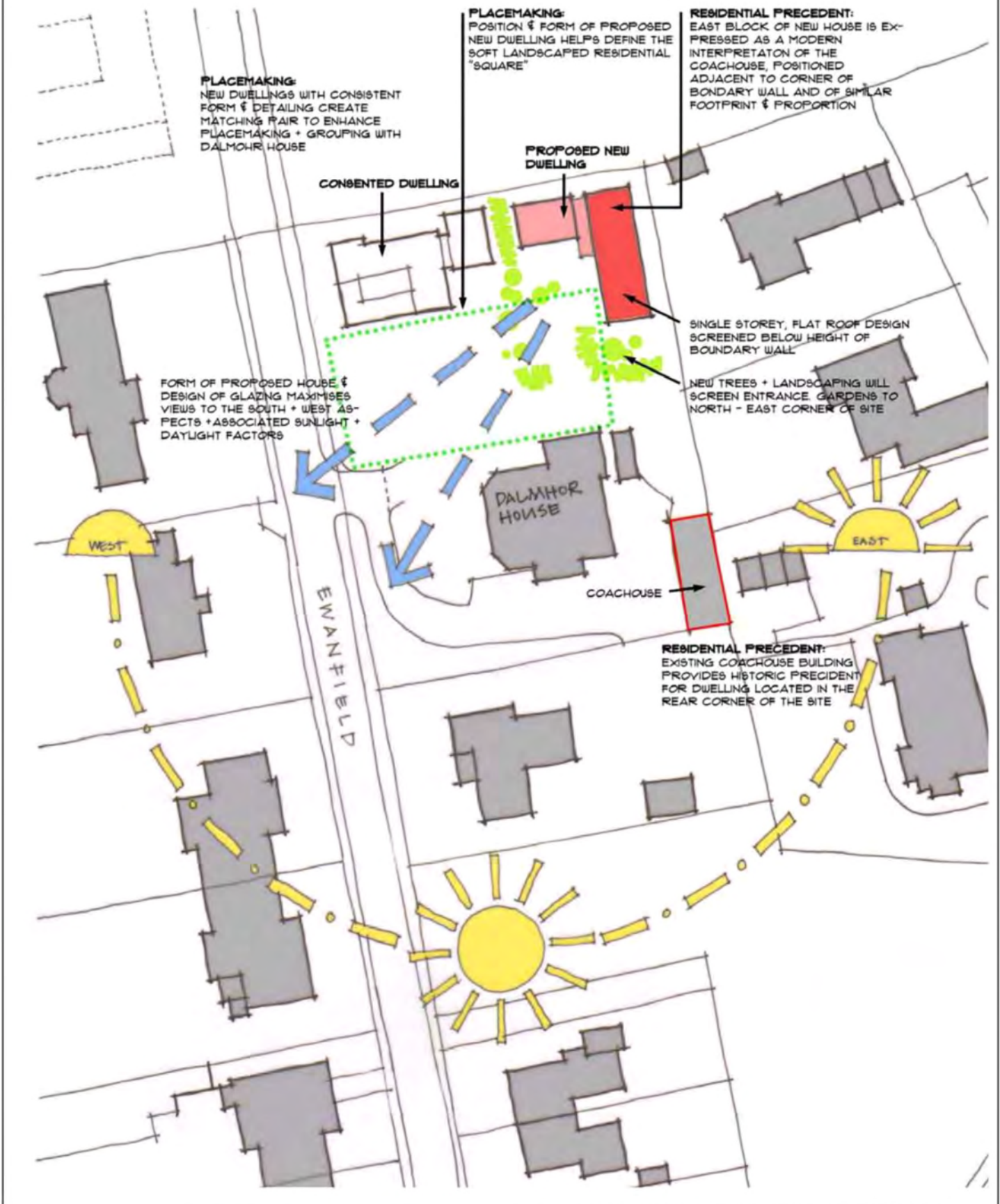




11/11/2019

EXISTING PROPERTY BOUNDARY

Dalmhor-New Dwelling East



21 Comrie Street Crieff Perthshire PH7 4AX t: 01764 910410

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JOB TITLE:
Dalmhor-New Dwelling East

DRAWING TITLE:
Site Analysis

DRAWING NUMBER:
977/DS/05

SCALE:
NTS

DRAWING STATUS:
DS

REVISION:

DRAWN BY: **LC** CHECKED BY: **JR**

DATE:
12 August 2016

CONTACT DIRECTORY

Applicant	Architect and Agent
Corryard Developments Ltd Milnab Street Crieff PH7 4BH Scotland [REDACTED] [REDACTED] www.corryard.com	McKenzie Strickland Associates 21 Comrie Street, Crieff Perthshire PH7 4AX t: 01764 910 410 e: info@msa-architects.com www.msa-architects.com



TCP/11/16(450)
Planning Application – 16/01281/FLL – Erection of a
dwellinghouse on Land 20 metres North East of Dalmhor
Bungalow, Ewanfield, Crieff

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/01281/FLL	Comments provided by	Stacey Burge
Service/Section	TES - Flooding	Contact Details	
Description of Proposal	Erection of a dwellinghouse Land 40 Metres North Of Dalmhor Crieff		
Address of site	Corryard Developments LTD		
Comments on the proposal	Despite a small portion of the proposed development being within the surface water SEPA flood map, this should be dealt with by the surface water drainage of the development. I have no objection to this proposal.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	25/08/2016		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/01281/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 20 Metres North East Of Dalmhor Bungalow Ewanfield		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Crieff Primary School.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £6,460 (1 x £6,460)</p> <p><u>Total: £6,460</u></p> <p>Phasing</p> <p>It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.</p> <p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to</p>		

	<p>their own legal agreement option and the process may take months to complete.</p> <p>If a Section 75 Agreement is entered into the full contribution should be received 10 days after occupation.</p>
Recommended informative(s) for applicant	<p>Payment</p> <p>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</p> <p>Methods of Payment</p> <p>On no account should cash be remitted.</p> <p>Scheduled within a legal agreement</p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p>NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p>Other methods of payment</p> <p>Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.</p> <p>Remittance by Cheque</p> <p>The Planning Officer will be informed that payment has been made when a cheque is received. However this will require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.</p> <p>Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following: Perth and Kinross Council Pullar House 35 Kinnoull Street Perth PH15GD</p>

	<p>Bank Transfers All Bank Transfers should use the following account details; Sort Code: 834700 Account Number: 11571138</p> <p>Education Contributions For Education contributions please quote the following ledger code: 1-30-0060-0001-859136</p> <p>Direct Debit The Council operate an electronic direct debit system whereby payments may be made over the phone. To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:</p> <ul style="list-style-type: none"> a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly. <p>Indexation</p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p>Accounting Procedures</p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
Date comments returned	01 September 2016

Comments for Planning Application 16/01281/FLL

Application Summary

Application Number: 16/01281/FLL

Address: Land 20 Metres North East Of Dalmhor Bungalow Ewanfield Crieff

Proposal: Erection of a dwellinghouse

Case Officer: John Williamson

Customer Details

Name: Ms Katharine Grassick

Address: Stonefield, Anthony Place, Crieff PH7 3DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Housing Density
- Loss Of Open Space
- Noise Pollution
- Out of Character with the Area
- Over Intensive Development

Comment: I have not objected to any of the existing plans by Corryard, we have welcomed seeing Dalmhor being renovated and the site developed. However we feel that another home built on the site will be an over development. I realise that Corryard wish to gain the maximum return but another house will make their existing homes feel squeezed in.

Objection from Mrs Joyce Semple

GW

Tracy McManamon

From: Lindsey Semple [REDACTED]
Sent: 08 September 2016 17:53
To: Development Management - Generic Email Account
Subject: Objection to Planning Proposal 16/01281/FLL
Attachments: Formal Objection To Planning Application September 2016.docx

Dear Sir/Madam,

I attach an objection letter from Mrs Joyce Semple.

Can you please confirm receipt?

Yours sincerely,

Lindsey Semple



Mrs Joyce Semple

Blinkbonnie

Anthony Place

Crieff

PH7 3DQ

Mr John Williamson
Planning Officer
Planning & Regeneration
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

8th September 2016

Dear Mr Williamson,

Formal Objection To Planning Application 16/01281/FLL

I strongly object to the erection of a dwelling house on land 40 metres north of Dalmhor, Crieff (Planning Application 16/01281/FLL).

I would like to make reference to my letters of 20th August 2014 and 17th November 2014 (attached) which comprise my previous strong objections to the original proposal of building two new houses as part of the redevelopment (Planning Application Reference 14/01275/FLL and 14/01839/FLL). I ask you to continue to consider all relevant points from these objections.

In particular, I strongly object to this latest proposal on the following grounds:

1. Overdevelopment

The proposal comprises of too many buildings in a small space, completely out of synch with the majority of neighbouring properties in terms of building to land ratio.

The proposal incorporates an unacceptable high density and overdevelopment of the site, which involves the loss of Dalmhor House garden land and the open aspect of the neighbourhood ('garden grabbing').

The resultant effect of this overcrowding on utilities such as water supply, sewage and drainage should also be considered, particularly as there have been many new houses built in the locality in recent years, thereby putting strain on utility capacity.

2. Overlooking & Loss of Privacy

The proposed dwelling will overlook Blinkbonnie at very close range. As both Blinkbonnie and The Carriages are slightly elevated in relation to the site, the overlooking issue will be exacerbated. The proposed dwelling will also overlook the neighbouring new property and Dalmhor House at very close range.

The mass, bulk and proximity of the proposed dwelling would present an overbearing and intrusive element to Blinkbonnie, negatively impacting garden amenity.

All of the above will result in loss of privacy for all adjacent properties, in particular Blinkbonnie.

The loss of existing views from neighbouring properties, including Blinkbonnie and The Carriages, will adversely affect the residential amenity of neighbouring owners.

3. Nuisance, Noise & Disruption

The proposed dwelling will result in nuisance, noise and disruption for all neighbouring properties, in particular Blinkbonnie, the neighbouring new dwelling and Dalmhor House.

The proposed dwelling will result in a loss of light to Blinkbonnie.

Light pollution will be caused by the proposed dwelling and general lighting required for this sizeable development. Again, Blinkbonnie will be uniquely negatively impacted in particular by the extreme close proximity of the proposed new dwelling.

There will be a negative impact for all close neighbouring properties related to cars being parked in and moving to/from the development - causing noise, disruption and light pollution due to car headlights.

4. Visual Appearance

The visual appearance of the proposed dwelling is not in synch with the original buildings in the locality. As per my letter of 20th August 2014:

"Dalmhor House is an Edwardian villa, whilst The Crieff Hydro Hotel is a Category B Listed Building. The setting is a very important area of Crieff - a designated Conservation Area, in which the negative visual impact of a densely populated modern development featuring two flat-roofed houses is not in character with surroundings and existing buildings. The proposed development will adversely affect the setting of an important Scottish Listed Building and lucrative Scottish enterprise."

The negative visual impact of the proposed dwelling will also adversely affect residential amenity of Blinkbonnie and neighbouring properties.

Thank you for taking my views into consideration and please do not hesitate to contact me if you require any clarification or further information.

Yours sincerely,

Mrs Joyce Semple.

Mrs Joyce Semple
Blinkbonnie
Anthony Place
Crieff
PH7 3DQ

Mr John Williamson
Planning Officer
Planning & Regeneration
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

17th November 2014

Dear Mr Williamson,

Formal Objection To Planning Application 14/01839/FLL

I object to specific elements of the Dalmhor House redevelopment (Planning Application 14/01839/FLL).

I would like to make reference to my letter of 20th August 2014 (attached) which comprised my detailed strong objection to the original proposal of building two new houses as part of the redevelopment (Planning Application Reference 14/01275/FLL). I ask you to continue to consider relevant points from these objections, which are summarised by the following categories, in relation to the developer's latest proposal:

- Development not in character with Conservation Area and locality;
- Destruction of significant trees in Conservation Area;
- Negative effect on wildlife in Conservation Area;
- Overdevelopment;
- Overlooking and loss of privacy;
- Nuisance, noise and disruption;
- Access;
- Incomplete planning information;
- Inconsistent and misleading planning information; and
- Unanswered questions and further concerns.

With regard to this latest proposal of building one new house, I would like to raise the following specific objections:

1. Positioning of Proposed New House

In order to achieve a compromise between retention of healthy trees and issues related to overlooking, loss of privacy, loss of light, light pollution, noise and disruption, the proposed new house should be located more easterly within the plot. Positioning the house as outlined in the current proposal will result in the destruction of many healthy trees and will detract from the Crieff Hydro Hotel entrance. Repositioning close to the boundary with Blinkbonnie will bring about issues related to overlooking, loss of privacy, loss of light, light pollution, noise and disruption for both Blinkbonnie and The Carriages, as per the formal objections raised by the respective owners of these properties in August 2014. Therefore, a compromise requires to be reached, whereby the proposed new house is more centrally located within the plot.

2. Communal Gardens/Allotments

This element of the proposal is entirely out of character with the surroundings in this Conservation Area and would also bring about issues related to overlooking, loss of privacy, noise and disruption. The entire plot which, with reference to current plans, comprises the proposed new dwelling and separate communal gardens, is suitable for one dwelling only plus private gardens related to that dwelling.

3. Design of Proposed New House

As per Drawing Number 976/PL/04 (21st October 2014), the east-facing facade of the proposed new house is to be primarily comprised of 'proprietary white render'. As per Drawing Number 976/PL/04 (10th July 2014), the east-facing facade incorporated vertical and horizontal timber cladding. The incorporation of this timber cladding would be far preferable to white render as it would minimise the visual impact of the new build to the overlooking properties. The east-facing facade of the garage is also comprised of white render which is again visually detrimental to overlooking neighbours. Natural random rubble stone cladding would be far preferable.

The two main entry doors are east-facing - one leading into a garden area with statues and another into the lobby. This will result in noise, disruption and loss of privacy for overlooking properties.

The current plans comprise an east-facing sliding door from a dressing room onto a balcony. Again, this will result in noise, disruption and lack of privacy for overlooking properties.

The proposed dwelling comprises a sizeable roof garden and terrace. This will result in nuisance, noise and disruption for all neighbouring properties, in particular Blinkbonnie and Dalmhor House. If the decision is taken to locate the proposed new dwelling more centrally in the plot, with the remainder of the plot space assigned to private gardens relating to this dwelling, this would nullify the need for a roof garden and terrace.

Measures to diminish the impact of any new build in relation to close neighbouring properties should be implemented by the applicant e.g. planting of high-quality evergreen trees at the easterly boundary for long-term screening purposes.

4. Car Parking Spaces

The two car parking spaces entitled '2 East Dwelling' (as per Location and Site Plan, Drawing Number 974 PL 01, 20 October 2014) relate to the previous proposal and a proposed dwelling which has now been deleted from the plans. These parking spaces are therefore superfluous to requirements and their implementation would bring about additional issues related to overlooking, loss of privacy, noise and disruption.

Thank you for taking my views into consideration and please do not hesitate to contact me if you require any clarification or further information.

Yours sincerely,

Mrs Joyce Semple.

Mrs Joyce Semple

Blinkbonnie

Anthony Place

Crieff

PH7 3DQ

Mr John Williamson
Planning Officer
Planning & Regeneration
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

20th August 2014

Dear Mr Williamson,

Formal Objection To Planning Application 14/01275/FLL

I strongly object to the proposal of building two new houses as part of the Dalmhor House redevelopment (Planning Application Reference 14/01275/FLL).

My objection covers the following categories:

- Development not in character with Conservation Area and locality;
- Destruction of significant trees in Conservation Area;
- Negative effect on wildlife in Conservation Area;
- Overdevelopment;
- Overlooking and loss of privacy;
- Nuisance, noise and disruption;
- Access;
- Incomplete planning information;
- Inconsistent and misleading planning information; and
- Unanswered questions and further concerns.

Taking each category in turn:

1. Development Not in Character with Conservation Area and Locality

The Perth and Kinross Council Local Development Plan (8.3.2 - Spatial Strategy Considerations in Crieff) states 'Crieff incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area'.

The Perth and Kinross Council Local Development Plan (Policy HE3A - Development in Conservation Areas) states 'development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of new development within a Conservation Area should be appropriate to its appearance, character and setting'. The proposal directly contravenes this statement and therefore does not comply with Perth and Kinross Council Policy.

Dalmhor House is an Edwardian villa, whilst The Crieff Hydro Hotel is a Category B Listed Building. The setting is a very important area of Crieff - a designated Conservation Area, in which the negative visual impact of a densely populated modern development featuring two flat-roofed houses is not in character with surroundings and existing buildings. The proposed development will adversely affect the setting of an important Scottish Listed Building and lucrative Scottish enterprise.

The site borders the formal entrance of The Crieff Hydro Hotel and the impressive trees which grow in the site provide a fitting lead up to this superior hotel. The hotel brings a lot of benefit, not just to Crieff, but to the economy of Scotland, attracting thousands of visitors to the area every year. It is very important that the entrance to the hotel is not marred by the felling of many significant trees and an overcrowded sizeable development comprising ugly modern architecture with significant bulk and mass.

2. Destruction of Significant Trees in Conservation Area

The proposal will involve the destruction of many tall and healthy significant trees in a Conservation Area. The trees in isolation are very important from an environmental and aesthetic perspective. However, the issue goes wider than this as they currently provide an impressive and fitting lead up to the entrance of The Crieff Hydro Hotel.

The applicant has carried out an arboricultural assessment, which details the following information related to felling of significant trees:

- The felling includes two Leyland Cypress trees (15.5 and 16.1 metres high) and a Portuguese Laurel tree (9 metres high), all of which would otherwise be 'suitable for retention'. The Design and Access statement (section 2.1) states that the two Leyland Cypress trees are 'overgrown' - this is a factually incorrect statement and is misleading. The applicant's arboricultural assessment details management recommendations of 'no work required' in relation to the two Leyland Cypresses (appendix 1). Again this is misleading as the proposal will definitely require these trees to be felled.
- Additional trees which will be felled to facilitate the development include:
 - Five Lawson Cypress trees (19, 15.7, 18.4, 15.8 and 17.4 metres high);
 - Beech tree (14.5 metres high);
 - Sycamore tree (16.2 metres high);
 - Yew tree (8 metres high);
 - Variegated Holly tree (5.9 metres high);
 - Holly tree (5.7 metres high); and

- Cypress tree (3 metres high).

Of the fourteen trees which will require to be felled to implement the proposal, only five were assessed as requiring removal in the interests of good arboricultural practice.

These recommendations for tree works are of a preliminary nature and are made without reference to specific development proposals. The proposal could therefore result in the felling and destruction of many trees in addition to the fourteen significant trees which will definitely be destroyed.

It should be highlighted that no independent assessment of trees has been carried out by Perth and Kinross Council and that the reliability of the information contained in the applicant's arboricultural assessment may be questionable as it is not an independent survey.

3. Negative Effect on Wildlife in Conservation Area

Many protected species (as per Scottish Natural Heritage definition) currently live in the site area e.g. hedgehogs, song thrushes, starlings, woodpigeons, goldfinches, blackbirds, owls, frogs, toads, as well as woodpeckers. Bats may also be in existence.

No assessment of wildlife, independent or otherwise, has been carried out by Perth and Kinross Council or the applicant.

4. Overdevelopment

The Design and Access Statement (4.5.5) states that the development achieves a plot density consistent with local streetscape. This statement is untrue.

The proposal is to build two flat-roofed houses in the tennis court area of Dalmhor grounds. This simply comprises of too many buildings in a small space, completely out of synch with the majority of neighbouring properties in terms of building to land ratio.

The proposal incorporates an unacceptable high density and overdevelopment of the site, which involves the loss of Dalmhor House garden land and the open aspect of the neighbourhood ('garden grabbing').

The resultant effect of this overcrowding on utilities such as water supply, sewage and drainage should also be considered, particularly as there have been many new houses built in the locality in recent years, thereby putting strain on utility capacity. It should be noted that the applicant has provided very little detail regarding a sustainable drainage system strategy in relation to the site and that no consultations have been made with Scottish Water regarding this case. A Drainage Impact Assessment has not been carried out.

The Perth and Kinross Local Development Plan (8.3.3 Infrastructure Considerations) states 'all development will be required to incorporate SUDS (sustainable drainage system strategy) proposals and may require a Drainage Impact Assessment.' The proposal contravenes this statement and is therefore not compliant with Perth and Kinross Council Policy.

5. Overlooking and Loss of Privacy

East-facing windows of both proposed dwellings, some of which are bath and shower rooms, will overlook Blinkbonnie at very close range (by around 13 metres) and also The Carriages on Anthony Place. As both Blinkbonnie and The Carriages are slightly elevated in relation to the site, the overlooking issue will be exacerbated. The proposed dwellings will also overlook each other and Dalmhor House at very close range, The Crieff Hydro Hotel and adjacent properties on Ewanfield. The proposed east dwelling is extremely close to Blinkbonnie (around 13 metres), having the most negative effect on this property.

The main entry doors for both proposed dwellings are east-facing - around 13 metres from Blinkbonnie in the case of the east dwelling - which will result in overlooking and loss of privacy. Blinkbonnie's westerly aspect incorporates large dining room and lounge windows, as well as an elevated patio area which will look directly onto the site.

The mass, bulk and proximity of the east dwelling would present an overbearing and intrusive element to Blinkbonnie.

All of the above will result in loss of privacy for all adjacent properties, in particular Blinkbonnie, and inadequate privacy for proposed dwellings.

The loss of existing views from neighbouring properties, including Blinkbonnie and The Carriages, will adversely affect the residential amenity of neighbouring owners.

6. Nuisance, Noise and Disruption

Both proposed dwellings comprise sizeable roof gardens and terraces - approximately 40sqm in relation to the east dwelling and 50sqm in relation to the west dwelling. Clearly, this has been necessitated by the lack of garden space available to the proposed properties, as the buildings themselves will take up the majority of the plot space available. The development also includes 'landscaped communal gardens'.

The above will result in gross nuisance, noise and disruption for all neighbouring properties, in particular Blinkbonnie and Dalmhor House.

As previously mentioned, the main entry doors for both proposed dwellings are east-facing which will result in noise and disruption from the perspective of Blinkbonnie as they face directly onto Blinkbonnie's westerly aspect.

The presence of proposed dwellings will result in a loss of light to Blinkbonnie, especially the east dwelling which is in extremely close proximity (around 13 metres) to Blinkbonnie.

Light pollution will also be caused by the proposed dwellings and general lighting required for this sizeable development. Again, Blinkbonnie will be uniquely negatively impacted in particular by the extreme close proximity of the proposed east dwelling.

There will also be a negative impact related to many cars (proposed parking spaces for twelve cars) being parked in and moving to/from development in relation to noise, disruption and light pollution due to car headlights. As per the Design and Access Statement (4.5.1), a new road is being introduced to the north of Dalmhor to provide direct vehicular access to the car parking for the new dwellings and to shared parking located to the rear. This will result in noise, disruption and light pollution from car headlights to close neighbouring properties.

The Design and Access Statement (4.5.5) states that buildings and vehicular circulation is arranged essentially round the perimeter of the site. This has negative implications with regard to overlooking close neighbours, encroaching privacy and causing noise and disruption to neighbours.

The proposal includes a central refuse collection which may have noise, odour and vermin implications.

As a 'log store' is detailed on 977/PL/01, the assumption is that log burners will be in place in the proposed new houses. This may have implications in relation to pollution, particularly as the proposal is to build two houses.

7. Access

The negative effect of increased traffic flow should be considered. The proposal includes parking for twelve cars within the development which will require to pass through a narrow access from Ewanfield, adjacent to The Crieff Hydro Hotel entrance. This may adversely affect road safety and the convenience of road users, including many visitors to The Crieff Hydro Hotel.

8. Incomplete Planning Information

There is insufficient detail regarding the 'landscaping and planting scheme', which should be regarded with the utmost importance considering the proposed felling of so many significant trees in a Conservation Area and the proposed overdevelopment of the site. It is a bold and erroneous statement to say that this scheme will mitigate the 'recommended removal' of 'trees reaching the end of their life' as per the Design and Access Statement (4.5.6).

There is insufficient detail regarding the proposed sustainable drainage system strategy, as per the Design and Access Statement (4.7), which should be regarded with high importance as there have been many new houses built in the area in recent years, thereby putting strain on the utility system.

The proposal does not document roof material and colour for the proposed dwellings.

The location of landscaped communal gardens is not specified in the plans.

The proposed central refuse collection is not detailed in the plans.

9. Inconsistent and Misleading Planning Information

The Design and Access Statement (4.3.1) states that 'ancillary constructions such as garages have been avoided'. This is untrue as per 976/PLO/01 which clearly illustrates a double garage adjacent to the proposed west dwelling.

The Design and Access Statement (4.2.3) states that the proposed new east dwelling is approximately 245sqm floor area. This statement is inconsistent with 976/PL/02 and 977/PL/01 which detail a cumulative floor area of 257sqm. In addition, the floor area does not include roof gardens and terraces. On plans, drawings do not outline roof gardens and terraces, so makes properties appear smaller than they actually would be.

The Design and Access Statement (4.2.3) states that 'the proposed removal of around 215sqm (*stated as 205sqm in 4.2.1*) of existing building accommodation from Dalmhor House (previously used as residential accommodation) is effectively being relocated in the form of a new house.' This is factually incorrect and misleading. As stated above, the floor area of the east dwelling alone is 257sqm (not including roof garden and terrace). It follows that it is misleading and factually incorrect to state 'the proposed new west house is effectively the only main additional new residential development floor area on the site' as per the Design and Access Statement (4.2.3).

The Design and Access Statement (4.3.1) states that 'two thirds of the accommodation (of the new houses) is provided at ground floor level, thus reducing the perceived mass'. This statement is misleading as does not take account of sizeable roof gardens and terraces which will result in noise, nuisance and disturbance for close neighbours.

The Design and Access Statement (4.3.2) states that 'The ratio of external space per unit is 428sqm. This compares favourably with other properties in Ewanfield such as Atbara and Forthill'. The two properties mentioned are not representative of the majority of properties in the locality, therefore this point is invalid.

The Design and Access Statement (4.2.5) states that 'several of the large trees fronting onto Ewanfield have been assessed as being in poor condition and in need of replacement'. This statement is untrue. As previously stated, no independent tree survey has been carried out.

10. Unanswered Questions & Further Concerns

A list of initial questions was emailed to Perth and Kinross Council by Lindsey Semple on 31st July 2014, marked for the attention of John Williamson, the Planning Officer leading this proposal. The following reply was given by Caroline Stewart (Planning Assistant) on 1st August 2014:

'I appreciate your concerns, but would advise that unfortunately we do not have the resources available to allow case officers to answer specific questions in the time between neighbours being notified and the time window for comment closing. Your comments will be forwarded to the case officer, and the items listed will all be considered as part of the planning process. I would encourage you to raise your concerns in a formal objection.'

Based on this response and the fact that John Williamson was unavailable at any time when called, all questions and further concerns will be raised within this formal objection, and are as follows:

- The applicant visited me unexpectedly at Blinkbonnie on the evening of 30th July to introduce himself and talk through his plans. My daughter, Lindsey Semple, was also present. During the course of the discussion he twice told us that the plans were 98% agreed and would go ahead. This statement concerned us greatly. We are putting our trust in the planning process as an official mechanism which will bring fairness to this proposal and fully take into account the views of those who will be affected by its implementation.
- Does the planning process incorporate a formal assessment of the applicant with regard to suitability to carry out proposed works in terms of capital adequacy, experience and expertise in house building? The Dalmhor site is prestigious and it is imperative that if any development takes place it is carried out by a developer of the appropriate calibre to ensure adequate quality standards and completion of works within a reasonable timescale.
- What measures will be put in place to protect my property during the proposed build? How will my pond, situated very close to the site boundary wall, containing fish and home to protected species (frogs and toads), be protected from dust etc. related to works? How would my trees be affected by the proposal? I fully expect that my permission would be sought to prune/cut back any branches entering the site area and that root beds belonging to my trees would be protected.
- I require accurate and full dimensions of any proposed buildings i.e. height and width. I also need to know exact height in relation to Blinkbonnie and exact distance from Blinkbonnie's boundary wall.

In conclusion, whilst I consider the refurbishment of Dalmhor House and Coach House as positive, I strongly object to the building of two new houses as part of this proposal, for the many material reasons outlined. If any new building is to take place, it would be more appropriate to build only one house as the plot is simply not big enough to contain two houses. Any new building proposal

would have to incorporate retention of trees and a house of appropriate dimensions for the plot size, thereby nullifying the requirement for roof gardens, terraces and east-facing entry doors. All points which I have raised regarding creating a development which is in character with the locality and a Conservation Area, overdevelopment, overlooking, loss of privacy, nuisance, noise, disruption and access should be taken into account in devising any new plans. Measures to diminish the impact of any new build in relation to close neighbouring properties should also be implemented by the applicant e.g. opaque bath and shower room windows and the planting of high-quality evergreen trees at the site boundary for long-term screening purposes. It is also imperative that any revised plans are subject to scrutiny by neighbours and interested parties prior to any future proposal being passed.

Please don't hesitate to contact me if you require any further information and please feel free to visit my property, as I expect you will be attending a site visit, so that you may view the situation from my perspective.

Yours sincerely,

Mrs Joyce Semple.