TCP/11/16(379)
Planning Application – 15/01251/FLL – Alterations and extension to dwellinghouse, Cultullich, Aberfeldy, PH15 2ED

INDEX

TCP/11/16(379)
Planning Application – 15/01251/FLL – Alterations and extension to dwellinghouse, Cultullich, Aberfeldy, PH15 2ED

PAPERS SUBMITTED BY THE APPLICANT

Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

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Email: onlineapps@pkc.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 000133032-001

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

Applicant or Agent Details

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

Agent Details

Please enter Agent details

Company/Organisation:	Colin A Smith Architect - CASA
Ref. Number:	
First Name: *	Colin
Last Name: *	Smith
Telephone Number: *	01887 820815
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	colin@casarchitect.co.uk

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

Building Name:	Treetops
Building Number:	
Address 1 (Street): *	Dull
Address 2:	Aberfeldy
Town/City: *	Perthshire
Country: *	UK
Postcode: *	PH15 2JQ

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

☑ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Other
Other Title: *	Mr and Mrs
First Name: *	R
Last Name: *	Foulsham
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

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

Building Name:	Lower Cultullich
Building Number:	
Address 1 (Street): *	Cultullich
Address 2:	
Town/City: *	Aberfeldy
Country: *	Perthshire
Postcode: *	P15 2ED

Site Address Details

Planning Authority: Perth and Kinross Council

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

Address 1:	Cultullich
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	Aberfeldy
Post Code:	PH15 2ED

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

Northing	750202	Easting	287240

Description of the Proposal

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

Refurbishment, Alterations and Extensions to Cultullich, Aberfeldy, PH15 2ED

Type of Application

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

☑ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☑ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

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

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

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

See attached Statement and Appendices.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? * ☐ Yes ☑ No

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

Review Statement, Appendix 1, Appendix 2, Appendix 3, Appendix 4, Appendix 5.

Application Details

Please provide details of the application and decision.

What is the application reference number? * 15/01251/FLL

What date was the application submitted to the planning authority? * 17/07/15

What date was the decision issued by the planning authority? * 16/09/15

Review Procedure

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

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

☐ Yes ☑ No

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

Please select a further procedure *

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

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

It is difficult to understand the remoteness of the site and it landscape setting without seeing the site.

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

Can the site be clearly seen from a road or public land? * ☐ Yes ☑ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☑ Yes ☐ No

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

Checklist - Application for Notice of Review

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

Have you provided the name and address of the applicant? * ☑ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☑ Yes ☐ No

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

☑ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☑ Yes ☐ No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review * ☑ Yes ☐ No

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

Declare - Notice of Review

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

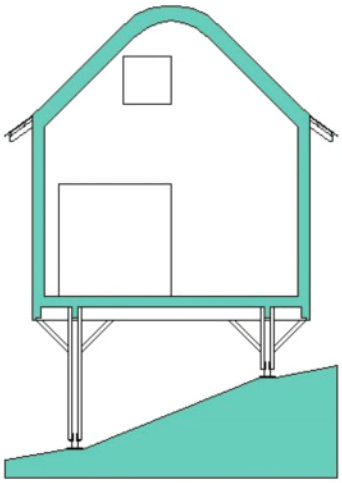
Declaration Name:	Colin Smith
Declaration Date:	30/09/2015
Submission Date:	30/09/2015

Alterations and Extensions to
CULTULLICH
Aberfeldy
PH15 2ED

For Mr and Mrs R Foulsham

Planning Application Reference: 15/01251/FLL

SUPPORTING STATEMENT to
NOTICE of REVIEW



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1.0 INTRODUCTION

1.1 This statement should be read in conjunction with the Notice of Review submitted on behalf of Mr and Mrs R Foulsham for the Alterations and Extensions to Cultullich, Aberfeldy, PH15 2ED. The planning application, (15/01251/FLL), was refused by Perth and Kinross Council on 16th September 2015.

1.2 The proposal sought Planning Permission to Alter and Extend an existing run-down dwelling house to achieve an efficient comfortable and maintenance free house for the applicant's retirement and extended family living. The application proposes to upgrade the present house from a two-bedroom property to a thermally efficient four-bedroom property with more generous living spaces. An en-suite bedroom is proposed on both levels to accommodate the applicant's elderly relative at the accessible ground floor level as well as flexibility for the long-term future. The existing house is a two up and two down with a front and rear extension. The proposal is to replace each extension and add a further wing to the South West. **APPENDIX 1** is the applicants' statement regarding this.

1.3 We strongly contest the council's reasons for refusal of the planning application, as it is the applicant's opinion that the design of the extensions is of an excellent quality for the reasons set out in this statement.

2.0 PERTH AND KINROSS COUNCILS REASON FOR REFUSAL

2.1 PM1A and PM1B of Perth and Kinross Local Development Plan 2014 includes reference to a number of criteria, which all developments are required to be assessed against, to ensure acceptable levels of Placemaking. PM1A is a general overview and PM1B has more detailed criteria.

2.2 The Refusal Notice states specifically that criteria (c) is not met and '**by virtue of its scale and unbalanced design is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area.'** It is therefore apparent that the proposal is in compliance with all the other criteria detailed in policy PM1B.

2.3 Criteria (C) of Policy PM1B, states **'The design and density should compliment its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.'** It is the intention in the following paragraphs to highlight how the proposals comply with each of these design principles.

2.4 **'Appearance'** is the more subjective idea behind design where opinions can vary greatly. The proposals use traditional forms reflecting the architecture of the existing house as the basis of the design with modern inserted elements and materials as a contrast making the overall appearance a contemporary architectural expression. The Assistant Planning Officer in her Report of Handling says **'I consider the existing building would lend itself well to a contemporary addition,** suggesting that this contemporary approach to the appearance is acceptable.

2.5 **'Height'** is the next principle to consider. No part of the extensions proposed is greater than the height of the existing house. The double gable extension has been formed in this manner to ensure it has the same ridge height to avoid an ill-mannered mass. The Lounge extension to the southwest and small extension to the northwest are both substantially lower than the existing building. The proposed heights of the extensions are therefore acceptable to the policy.

2.6 **'Scale and Massing'** are interlinked principles of design and could be referred to as the buildings proportions or form. The three extensions are all designed as stated above with the use of traditional forms and in particular the proportions of the existing building. The Report of Handling suggests this is not the case as it states **'Cognisance needs to be taken of the original building span depth'**

which suggests that the proposals are too wide. The existing gable is 5520mm wide and all the proposed extensions are designed to be less: double southeast gable 3705mm and 3985mm, southwest gable 4764mm and northwest gable 3784mm. The Assistant Planning Officer is therefore wrong in her assertion. The use of these narrower gable widths ensures the masses of the extensions are well mannered and subsidiary to the scale of the main house. See **APPENDIX 2**.

2.7 **T**he Report of Handling suggests that the '**north east elevation is cumbersome in relation to the existing gable and gives a top heavy appearance'.** If viewed in the misleading two dimensions the extension with its continuing lean to roof may appear large however the report says **'whilst the gables work well on the south east elevation'** referring to the adjoining elevation on the same extension. This highlights that the extension has to be viewed with real perspective, **APPENDIX 3** is attached depicting the three-dimensional view demonstrating that the Assistant Planning Officer is wrong in her judgement.

2.8 The '**materials, finishes and colours'** proposed are all high quality. The roof finishes are mostly natural slate to match the house, with a section on the southwest extension providing a covered canopy in zinc which ties through with the North West extension roof and southeast extension dormer, zinc is a high specification and long lasting material. The wall finishes are in painted Larch cladding, a traditional material but utilised here in a contemporary manner giving a lightness to the structure in contrast to the heavy rendered walls of the existing house. The colours of all these materials are in a palette of recessive grey, drawing together the different parts of the design making it a coherent part of the design strategy. The retaining walls proposed are also in natural stonework linking with the existing landscape walls on the site and reflecting the materials of the neighbouring stone buildings.

2.9 The above explanations demonstrate how the architect has taken cognisance of the factors relating to design in policy PM1B (c), the Assistant Planning Officer is therefore wrong in refusing the application as being contrary to policy.

3.0 FURTHER FACTORS TO BE CONSIDERED

3.1 On reading the Report of Handling it becomes apparent that some contradictions exist. The report suggests on the one hand that a contemporary addition would be an acceptable design solution and then proceeds to highlight concerns relating to the contemporary insertions on the building, namely the lower pitched zinc roofs, the glazing patterns and the box window to the master bedroom. The report considers these as unsuitable, as they do not match the existing building, suggesting that the Assistant Planning Officer does not like them because of their contemporary nature. All these elements have legitimate design ideas and therefore are good design for an objective reason rather than a subjective opinion on taste. See **APPENDIX 4**, which demonstrates the design ideas, utilised in the proposals.

3.2 The Report of Handling states **'whilst there is scope to add a sizeable extension to this property I consider the scheme needs to be reworked rather than a straightforward revision'** Earlier in the Report the design details that concern the Assistant Planning Officer are all of a minor nature, namely: the roof pitch and window fenestration to the small northwest extension, the wallhead dormer on the southwest elevation and the lean-to roof on the northeast elevation. All these aspects of the design could be amended very easily, it is therefore surprising that the report suggests the only possible solution is to re-design and therefore recommends refusal.

3.3 It should be noted that this house is remote from any public place; indeed only a glimpse of it can be had in passing from the A827. This fact has been ignored in the report. More design freedom should be allowed in this instance. The principle frontage has been treated with sympathy with the bedroom extension to the northwest being of a modest scale and the larger double gabled extension being

positioned remote from this frontage. This allows the extensions to be sympathetic to the only public view with the two level wing being tucked to the rear. See **APPENDIX 5**

3.4 The Report of Handling suggests that there is scope for a **'sizeable extension to this property'** This observation is correct, however, it is more sensitive to break that sizeable extension into smaller components to reduce its apparent size, which has been achieved successfully in this application. Two of the extensions replacing existing poorly constructed past additions.

3.5 The Report of Handling states that the footprint is increased by 88 per cent. Whilst this figure is correct it is misleading as it fails to highlight the setting of this footprint. The total footprint after extension of all the buildings on site are 420m2, which is less that 3 per cent of the total site area, this is a considerably less dramatic figure in opposition to that made in the report. The house sits within 16000m2 of attractive landscaped grounds (approximately 4 acres). The house once extended will have a net floor area of only 203m2; this could not be classed as a large house. The reason for refusal stating that this is **'incongruous development'** is clearly over-stated and untrue.

3.6 The Report of Handling, quotes the TAYplan Strategic Development Plan 2012-32 as follows: **"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."** The property at Cultullich is derelict and has been unoccupied for much of the 20th century. From 1975 to 2015 it was used as a holiday home and visited infrequently. The house is currently uninhabitable. The applicants intend to bring Cultullich back to life. Their intention is to make a very significant investment in the local economy. The building plans are centered on making the new house much more sustainable, with the use of air source heating along with super insulation, triple glazing etc.

3.7 Planning Advice Note 72 titled '*Housing in the countryside*.' Is a national guidance document considering design in rural locations. The chapter on design is particularly informative being split into sections on Scale, Materials and details. The document '**encourages the best of contemporary design',** it also suggests that '**More use of timber cladding needs to be encouraged'** both aspects of the proposed extension amongst others which are too numerous to detail. The images dotted throughout this document, which have similarities to the images found in the national '*Designing Places'* document – depict in the majority of cases examples of contemporary architecture in many different situations. The design of this extension wholly takes account of these documents.

3.8 These national documents encourage good design. Mr and Mrs Foulsham are both committed to good design. The reason they appointed the Architect Colin Smith of CASA was due to his track record in design excellence. CASA was formed nine years ago and in that time has been awarded eleven architectural awards, one British national (Roses Design Awards), two Scottish national (Scottish Design Award and Saltire Design Award) and eight regional (Dundee Institute of Architects Awards). This proven design experience and skills have been used in the design of the proposed extensions.

3.9 The Planning Authority has not taken account of the following three applications refused by Perth and Kinross Council for similar design reasons and overturned by the Local Review Board. Application 11/01708/FLL for a double extension to Waterfall Cottage, Acharn, Kenmore. Application 10/01827/FLL an extension to Edradour Distillery House, Edradour, Pitlochry. Application 12/02055/FLL an extension to Dall Mill, Loch Rannoch. The Local Review Board overturned the Planning Authorities decision to refuse and approved all of these applications. They should be used as a material consideration on the determining of future similar applications, and used for interpretation of policy. They were all large contemporary extensions in relation to the host building

and all refused for design reasons. The Review Board in each case was able to understand the design principles and see that they complied with design policies.

3.10 During the design process of this application it was felt that due to the poor condition of the house as well as for economic reasons, it might be better to replace it with a new dwelling. The design process however was concurrent with a live planning application 14/02109/FLL by the same Architect which involved replacing an existing house at Callelochan, Acharn, which was being met with strong resistance from the delegated officer. As a result, a decision was made by Mr and Mrs Foulsham to restore and extend their property rather than replace it. Application 14/02109/FLL was subsequently refused due to the preference for refurbishment and on design grounds. Mr and Mrs Foulsham understandably felt that they were working within the correct interpretation of policy. It therefore seems contradictory that this refurbishment and extension has been refused also, highlighting an inconsistency in approach to similar applications by the Planning Authority, thus resulting in unnecessary reviews. On The 29th September 2015 the Local Review Body overturned the refusal of application 14/02109/FLL.

4.0 CONCLUSIONS

4.1 The proposed application seeks to extend Cultullich to a required size for the applicants' current and future needs. The extensions provide accommodation wholly in line with the applicant's requirements and extended family without being over developed. Sensitively placing them with respect to wider views.

4.2 The Assistant Planning Officer is judging the appearance of a number of small aspects of the overall design in an out of context manner. This is a very subjective way of judging design. Design is more important than style and the development as proposed is a good fit through the use of complementary form making, the conservation of the existing house, the considered use of compatible quality materials, the orientation for views out and light in, the internal spaces to suit modern living, the choice of colour and matching the scale and proportions of the existing building. These are all objective factors considered by the Architect, which combined results in good design. The planning authority is therefore wrong in refusing the application on design grounds. **APPENDIX 4** clearly demonstrates this.

APPENDIX 1 – APPLICANTS STATEMENT

My wife and I returned to Scotland to retire in March 2015, having bought our property in Aberfeldy. We do not own any other property. My wife's mother lives in Crieff and her brother in Dull. We also have family in both Aberfeldy and Grandtully.

My wife's mother is 90 years old. She wants to come and live out the rest of her life with us under the same roof in Aberfeldy and we want to care for her in her final years. Our building plan includes provision of an ensuite bedroom downstairs for her, adjacent to the kitchen and living area.

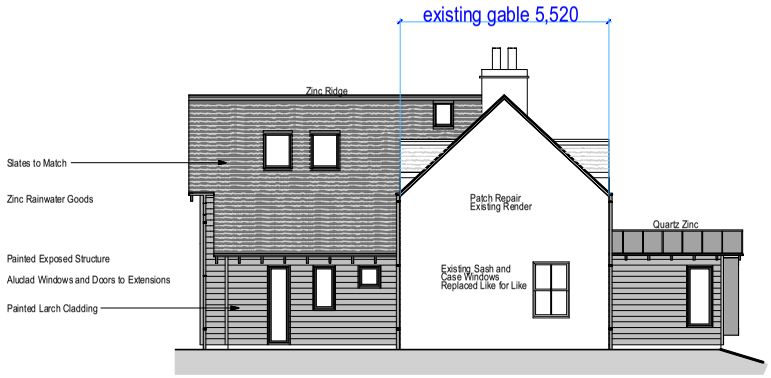
Working with our architect, Colin Smith of Aberfeldy, we submitted to the Planning Department a plan for the development of our 2 up/2 down house, which was based on retaining the original property. We were keen to have a building which would be in keeping with the area, and which would cause offence to no one. We felt that our architect had produced a building plan, which skillfully blended the original structure with some contemporary elements.

We were pleased to note that no objections were received from anyone in the local area to the plan we submitted. We were therefore surprised when we received the news from the Planning Department informing us that our application had been rejected. We had tried to avoid including anything controversial in our building plan.

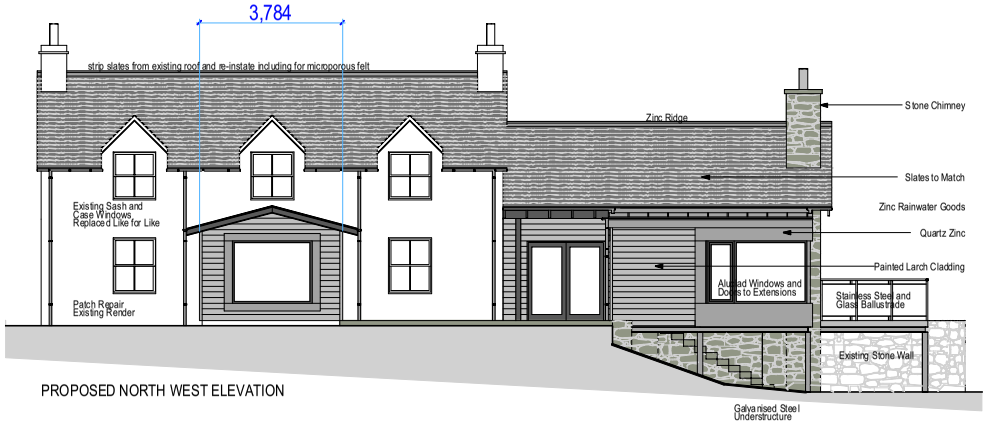
We urge the Appeals Committee to reconsider the reasons for which this application has been rejected.

Mr R Foulsham
Applicant

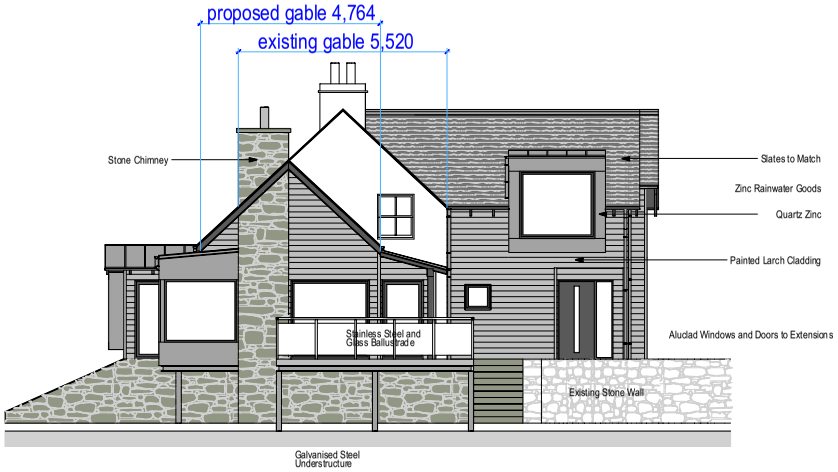
APPENDIX 2 GABLE WIDTHS



PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH WEST ELEVATION

PROPOSED SOUTH EAST ELEVATION

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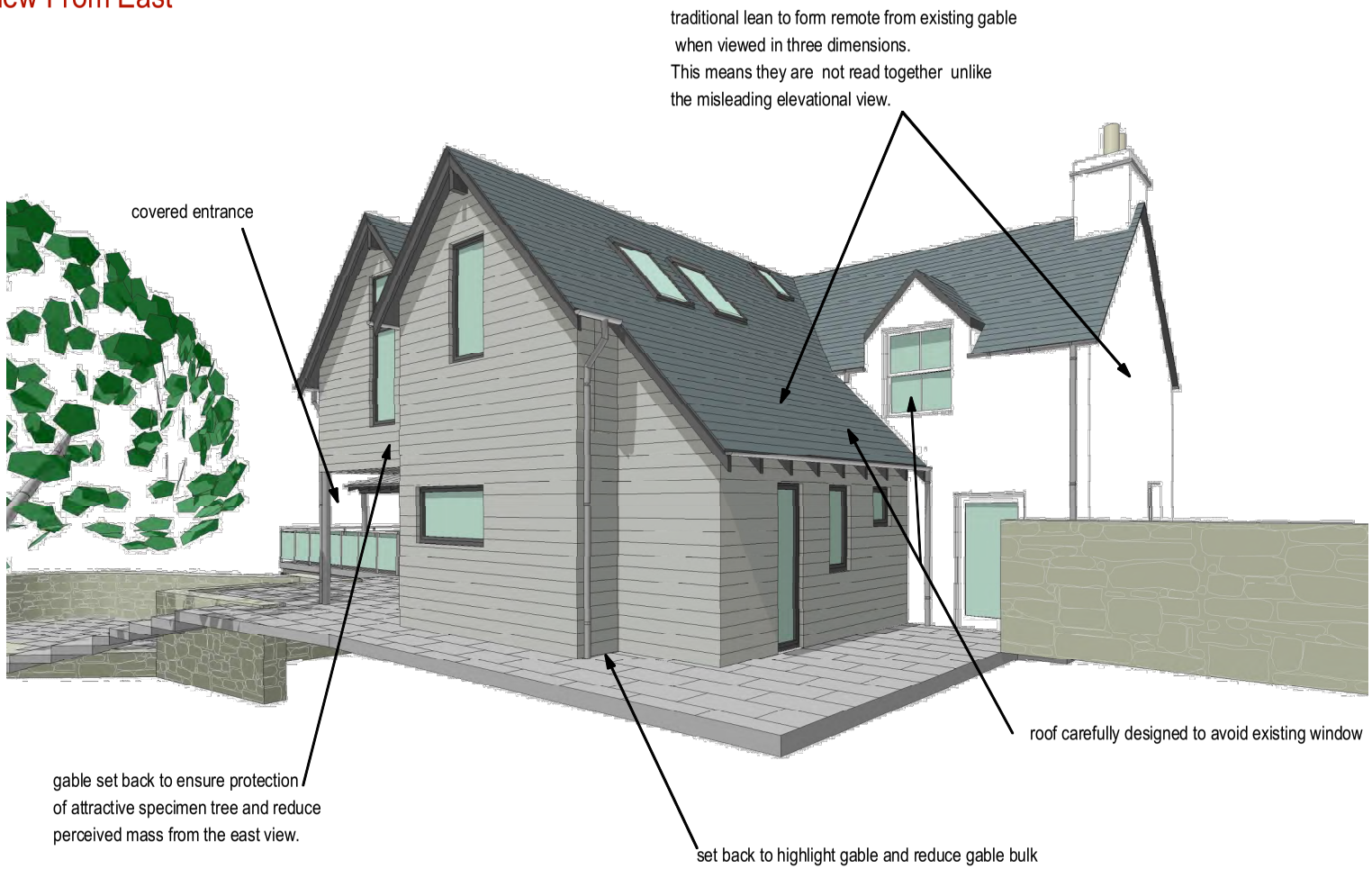
Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Planning Review
title: APPENDIX 2

drawing no: 236-02A
scale: nts @A4
Date September 2015

APPENDIX 3 View From East



To the left is an example of a traditional building in the Aberfeldy area, which
has similar form and proportions to that proposed by the application.
The architect has followed all the various design elements of this building to inform
the traditional proportions proposed but expressed in a contemporary manner.
The house shown does not look unbalanced as a result and should preclude any concerns of the proposals being incongruous.

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aberfeldy . perthshire . PH15 2JQ
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colin@casarchitect.co.uk

Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

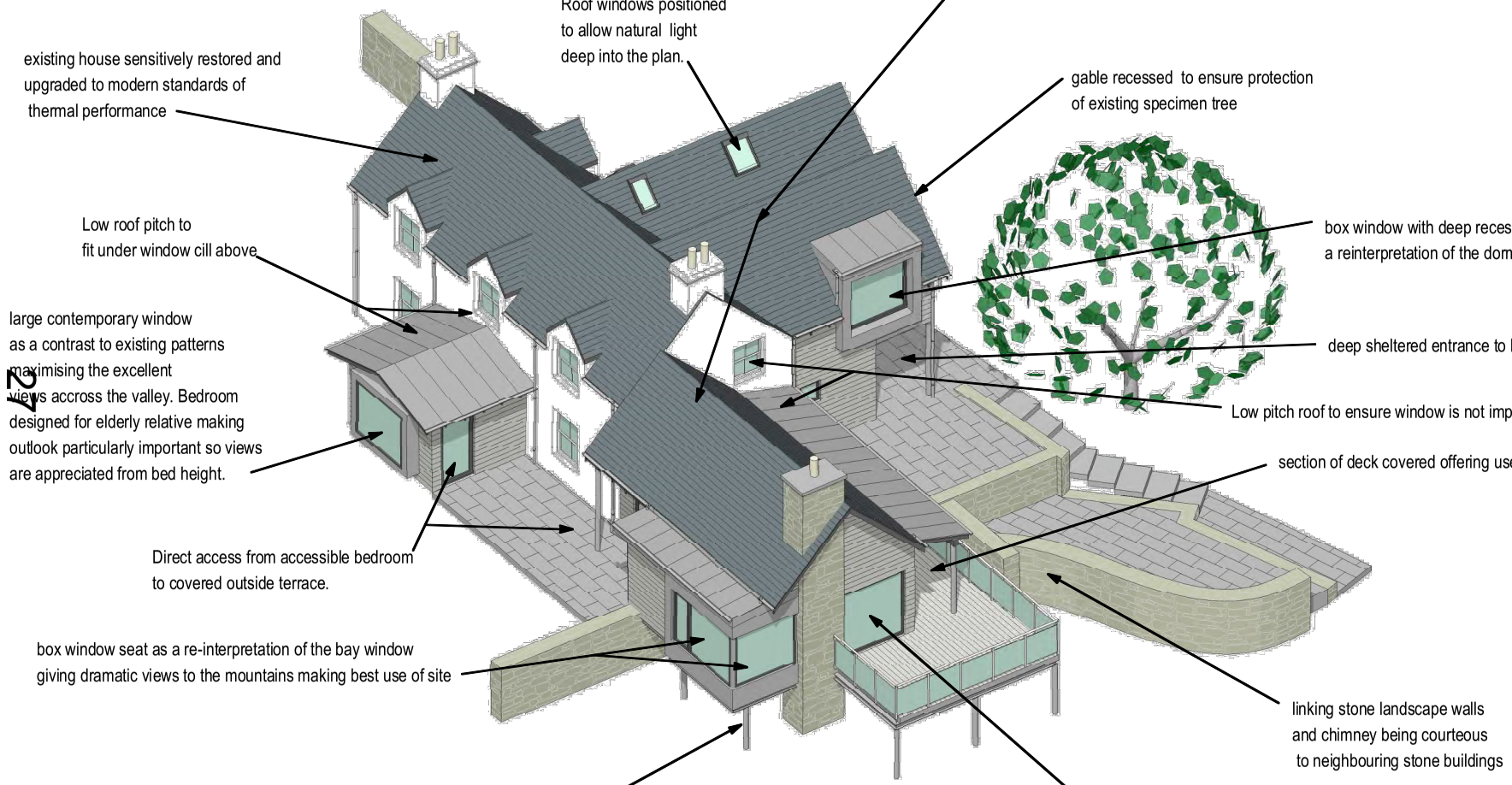
for: Mr and Mrs R Foulsham
status: Planning Review
title: APPENDIX 3

drawing no: 236-03A
scale: nts @A4
Date September 2015

APPENDIX 4 DESIGN IDEAS

GENERAL:

Three extensions rather than one to reduce perceived bulk and make the existing house the dominant form.
Large windows positioned to make best of the views and solar gains.
Traditional forms treated with contemporary architectural expression as a contrast to existing house.
High quality materials and finishes.
Respectful of public and private views in respect to positioning of extensions public views from Northwest private from Southeast
East and West Terrace to allow enjoyment of the outdoors all times of the day.



ECO-CREDENTIALS:

1.0 Super Insulated and air-tight building fabric including existing building upgrade.
2.0 Air source renewables heating system with underfloor low temperature output.
3.0 High performance windows extension windows triple glazed.
4.0 Orientated to maximise solar gains within all living spaces.
5.0 Deep overhangs to reduce overheating in summer whilst maximising solar gain in winter.
6.0 Thermal mass with the use of solid floors.
7.0 Materials carefully chosen for low embodied energy or zero carbon and used in their natural state.

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Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Planning Review
title: APPENDIX 4

drawing no: 236-04A
scale: nts @A4
Date September 2015

APPENDIX 5 VIEWS OF EXISTING HOUSE FROM PUBLIC AND PRIVATE LOCATIONS

PRIVATE view of house to be extended showing tree to be protected in foreground and existing extension to be demolished.
It is proposed that the most visual elements of the design are located at this side of the house.

View above is the only PUBLIC view of house from the A827 glimpsed in passing.
View below is the same but zoomed.
Note that the proposed extensions to this side of the house are both set lower and will benefit from existing topography partially hiding them.

Another PUBLIC view of the house from the public right of way used to access Cultullich from the A827
View below is the same but zoomed.
Note that very little of the house will be apparent due to existing landscaping the extensions will have no visual impact on this view again only glimpsed in passing.

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Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Planning Review
title: APPENDIX 5

drawing no: 236-05A
scale: nts @A4
Date September 2015

TCP/11/16(379)
Planning Application – 15/01251/FLL – Alterations and extension to dwellinghouse, Cultullich, Aberfeldy, PH15 2ED

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Mr and Mrs R Foulsham
c/o Colin A Smith Architect - CASA
Colin Smith
Treetops
Dull
Aberfeldy
Perthshire
PH15 2JQ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 16.09.2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **15/01251/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 17th July 2015 for permission for **Alterations and extension to dwellinghouse Cultullich Aberfeldy PH15 2ED** for the reasons undernoted.

[redacted]

Development Quality Manager

Reasons for Refusal

1. The proposal, by virtue of its scale and unbalanced design is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policy PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014.

Justification

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

Notes

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

Plan Reference

15/01251/1

15/01251/2

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15/01251/11

REPORT OF HANDLING

DELEGATED REPORT

Ref No	**15/01251/FLL**	
Ward No	**N4- Highland**	
Due Determination Date	**16.09.2015**	
Case Officer	**Gillian Peebles**	
Report Issued by		**Date**
Countersigned by		**Date**

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: Cultullich Aberfeldy PH15 2ED

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: 20 August 2015

SITE PHOTOGRAPHS

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site relates to a Farmhouse located within a small group of traditional properties known as Cultulloch. The property sits within extensive secluded grounds approximately 6.17 ha with views overlooking the River Tay, 1.5 miles to the east of Aberfeldy. To the south west of the Farmhouse is an older steading cottage with accommodation provided over 2 levels. Attached to the cottage is an L shaped steading currently used as a garage and storage.

Full planning consent is sought to demolish existing extensions and erect new extensions. The existing property has 2 levels of accommodation which comprise a kitchen, sitting room, bathroom, utility room and sunroom at ground floor level and 2 bedrooms wih an en-suite at first floor level. The extension will comprise of a lounge, dining area, utility/laundry, entrance/cloaks, WC and bedroom at ground floor level and a master bedroom, dressing area and en-suite at first floor level. A paved terrace and decking/covered deck are also proposed to the rear.

SITE HISTORY

None recent

PRE-APPLICATION CONSULTATION

No pre application enquiry has been received in relation to this proposal.

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 PM1B - Placemaking
All proposals should meet all eight of the placemaking criteria.

OTHER POLICIES

None

CONSULTATION RESPONSES

None required

REPRESENTATIONS

None at time of report

ADDITIONAL STATEMENTS RECEIVED:

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

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

Policy Appraisal

The site is located outwith any defined settlement boundary, therefore, Policy PM1A and B: Placemaking is directly applicable. Policy PM1A states that development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. Policy PM1B sub category c is relevant to this proposal insofar as the design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

The proposal, by virtue of its scale and unbalanced design is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area

Design and Layout

The proposal involves removing a small sunroom extension from the principal elevation and a lean to utility from the rear and extending the property on 3 sides. The existing footprint of the property measures 88 square metres and after development would measure approximately 166 square metres which is an approximate increase of 88 per cent.

The sunroom extension to the front will be removed and replaced with a bedroom. It will project out approximately 3.5 metres by 3.8 metre and will have a pitched roof.

Two gabled extensions are proposed to the rear (south east) which will allow for a utility/laundry, stair, hall, entrance/cloaks and wc at ground floor level and a master bedroom, dressing area and en-suite at first floor level. The extension to the side (south west) will be stepped with the north west elevation of the lounge extension sitting further forward than the existing building line, however, will be no further forward than the proposed bedroom extension. The ridge and eaves line will sit a lower level than existing.

A suspended deck is also proposed accessed from the proposed lounge forming an L shaped layout. It will be supported with a galvanised steel structure and will have a stainless steel and glass balustrade. There will be an area of decking which will be covered.

Finishing materials comprise of slates to the roof, painted larch cladding, quartz zinc and stone.

The proposed extension(s) are a combination of traditional and contemporary design elements and whilst I consider the existing building would lend itself well to a contemporary addition, there are a number of concerns I have with the proposal.

The bedroom extension on the north west elevation is out of proportion with existing. Its roof pitch is too shallow and the glazing pattern does not respect the existing glazing. Whilst the gables work well on the south east elevation, the wallhead dormer on the south west elevation does not lend itself well to the existing building. It is extremely dominant and bears no relationship to existing. The roof on the north east elevation is cumbersome in relation to the existing gable and gives a top heavy appearance.

I appreciate the applicant is attempting to extend the dwellinghouse in a contemporary manner and whilst there is scope to do so, I feel the accumulation of additions is a step too far and there are areas which I cannot support. A contemporary approach which contrasts with, yet enhances the original building could be achieved. The existing footprint is fairly modest and whilst there is scope to add a sizeable extension to this property I consider the proposed scheme needs to be reworked rather than a straightforward revision.

The proposed extension would not harmonise with, or be sympathetic to, the character of the existing cottage by virtue of its scale, design and contrasting roof forms. Cognisance needs to be taken of the original building span depth and respect details like roof design and window pattern. The proposal as submitted would result in the original architecture being lost.

Landscape

The proposal is set within existing garden ground and would have no adverse impact on the wider landscape.

Residential Amenity

I have taken account of overshadowing and overlooking and consider this proposal would have no material effect on the amenity of the neighbouring properties, as regards privacy, or loss of daylight or sunlight.

Visual Amenity

There are elements of the proposal which are supportable, however, there are equally key elements which detract from the appearance of the existing property.

Roads and Access

I do not have any concerns with roads or access matters.

Drainage and Flooding

The site is not within an area at risk of flooding. There are no concerns with drainage as part of this proposal.

Developer Contributions

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

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 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

Conditions and Reasons for Recommendation

1. The proposal, by virtue of its scale and unbalanced design is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policy PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014.

Justification

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

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

15/01251/1
15/01251/2
15/01251/3
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15/01251/6
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15/01251/11

Date of Report 15.09.2015

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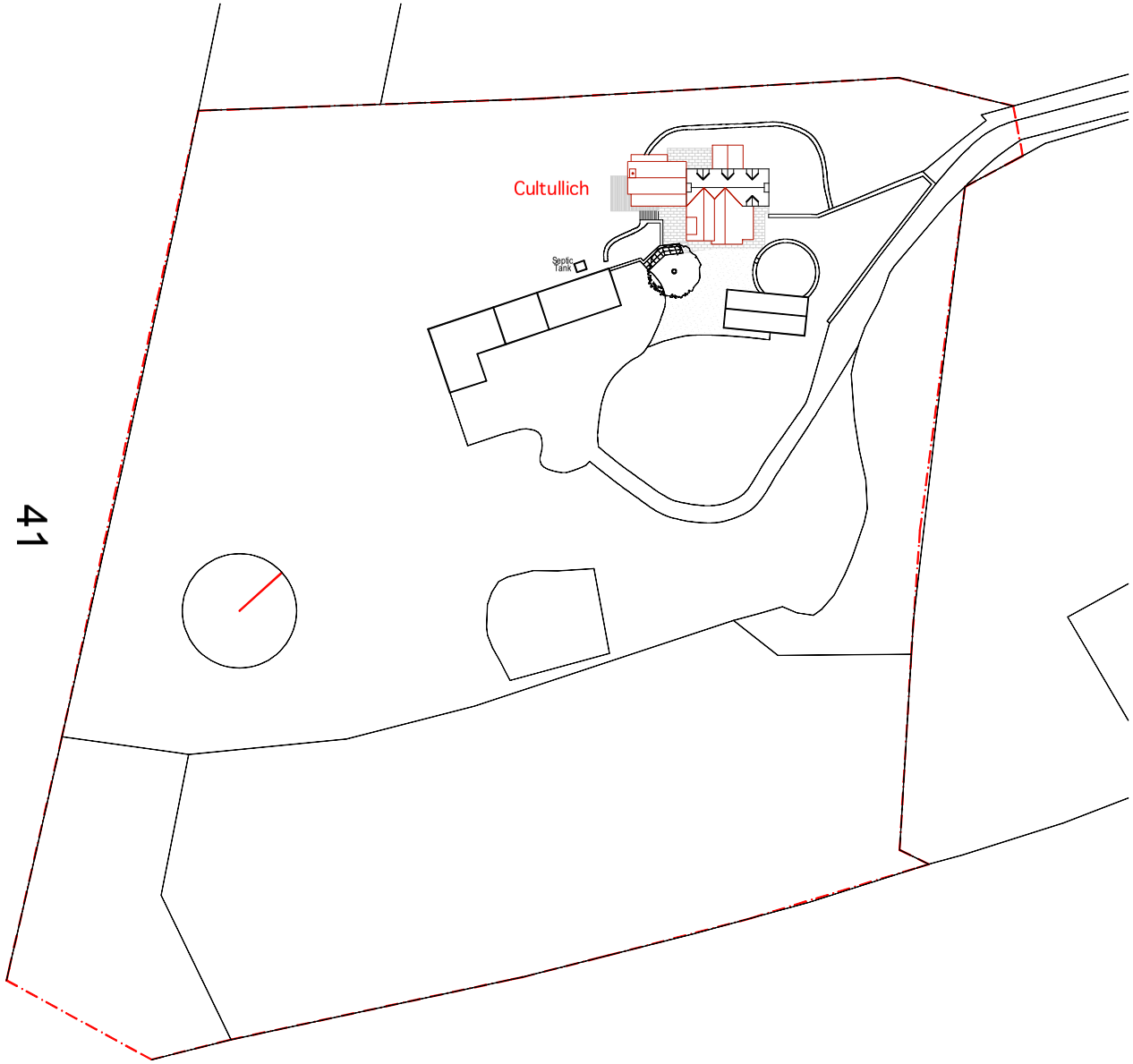

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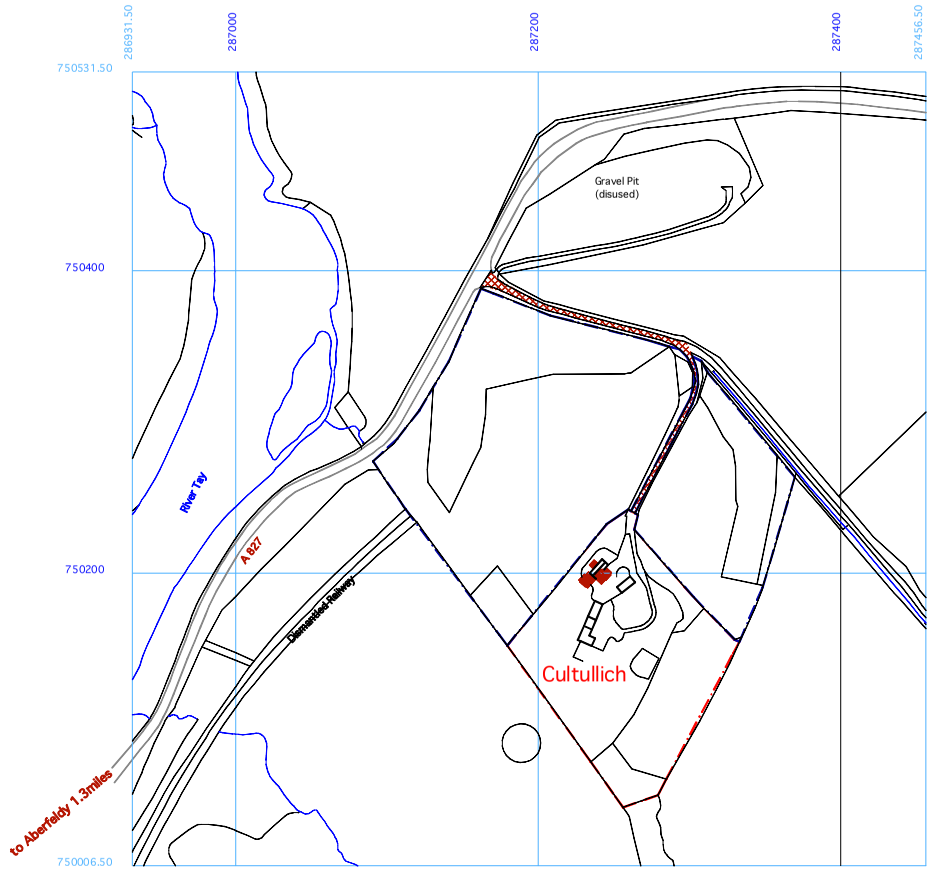

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Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Planning
title: Site and Location Plan
White House
drawing no: 236-00P
scale: 1:500 and 2500 @A2
Date July 2015

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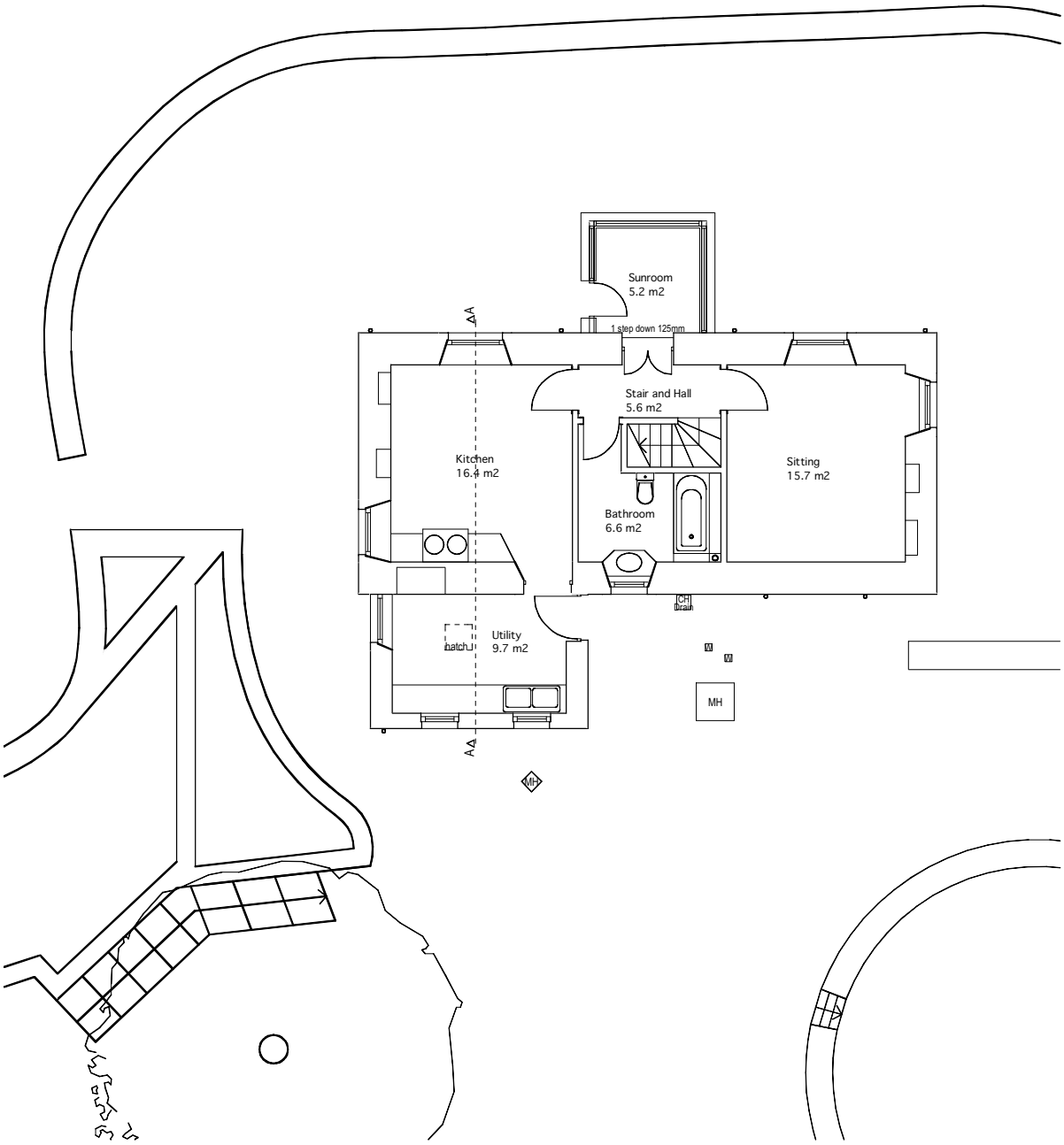

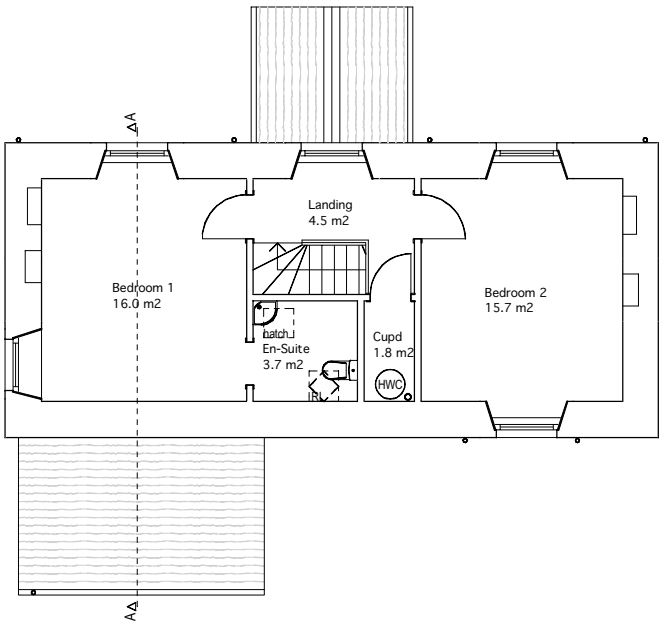

Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Survey
title: Floor Plans of White House
drawing no: 236-01S
scale: 1:100 @A3
Date April 2015

SCALE 1:100 0 1M 2M 3M

PROPOSED SOUTH WEST ELEVATION

SCALE 1:100 0 1M 2M 3M

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Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Planning
title: South West Elevation
White House
drawing no: 236-03P
scale: 1:100 @A4
Date July 2015

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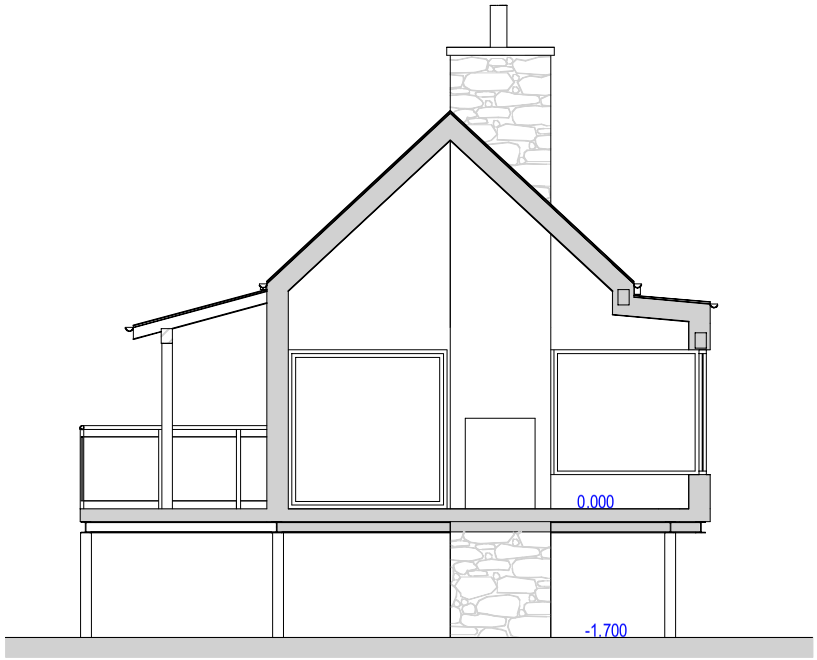
PROPOSED SECTION BB



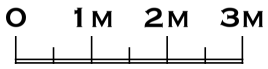
PROPOSED SECTION CC

Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for:	Mr and Mrs R Foulsham
status:	Planning
title:	Section BB and CC
	White House
drawing no:	236-08P
scale:	1:100 @A4
Date	July 2015

SCALE 1:100



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PROPOSED SOUTH EAST ELEVATION

SCALE 1:100 0 1M 2M 3M

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Planning
title: South East Elevation
White House
drawing no: 236-04P
scale: 1:100 @A4
Date July 2015

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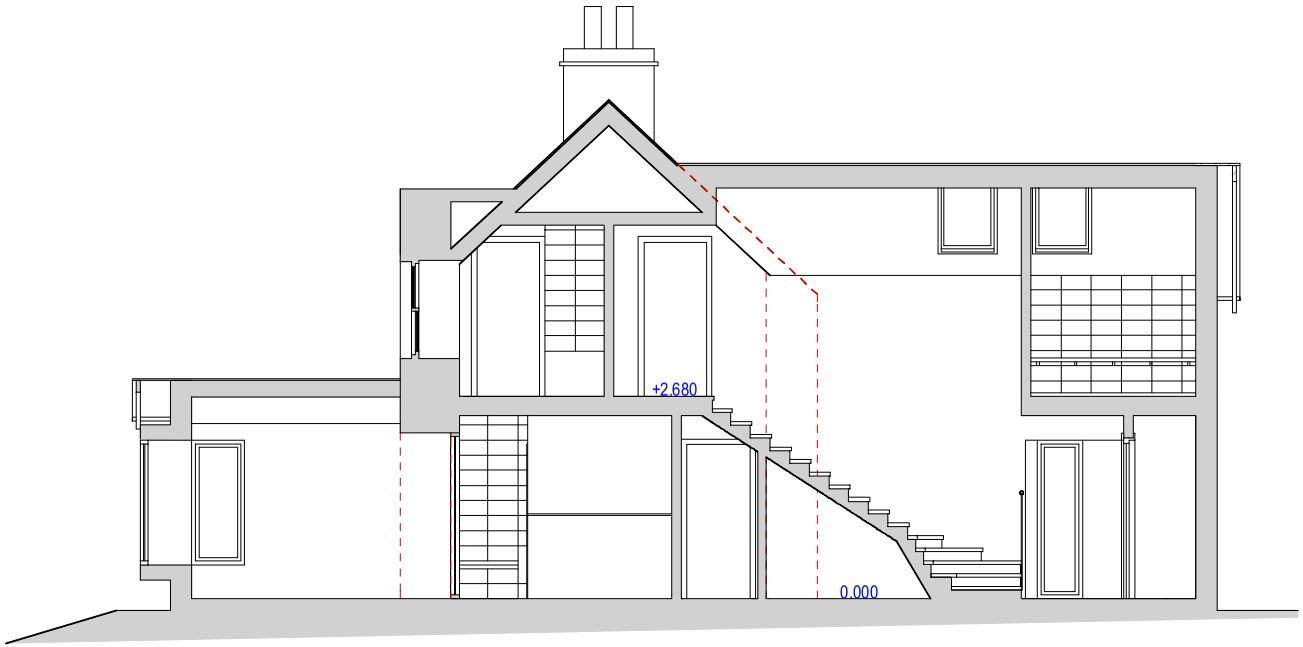

PROPOSED SECTION AA

SCALE 1:100 0 1M 2M 3M

Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Planning
title: Section AA
White House
drawing no: 236-07P
scale: 1:100 @A4
Date July 2015

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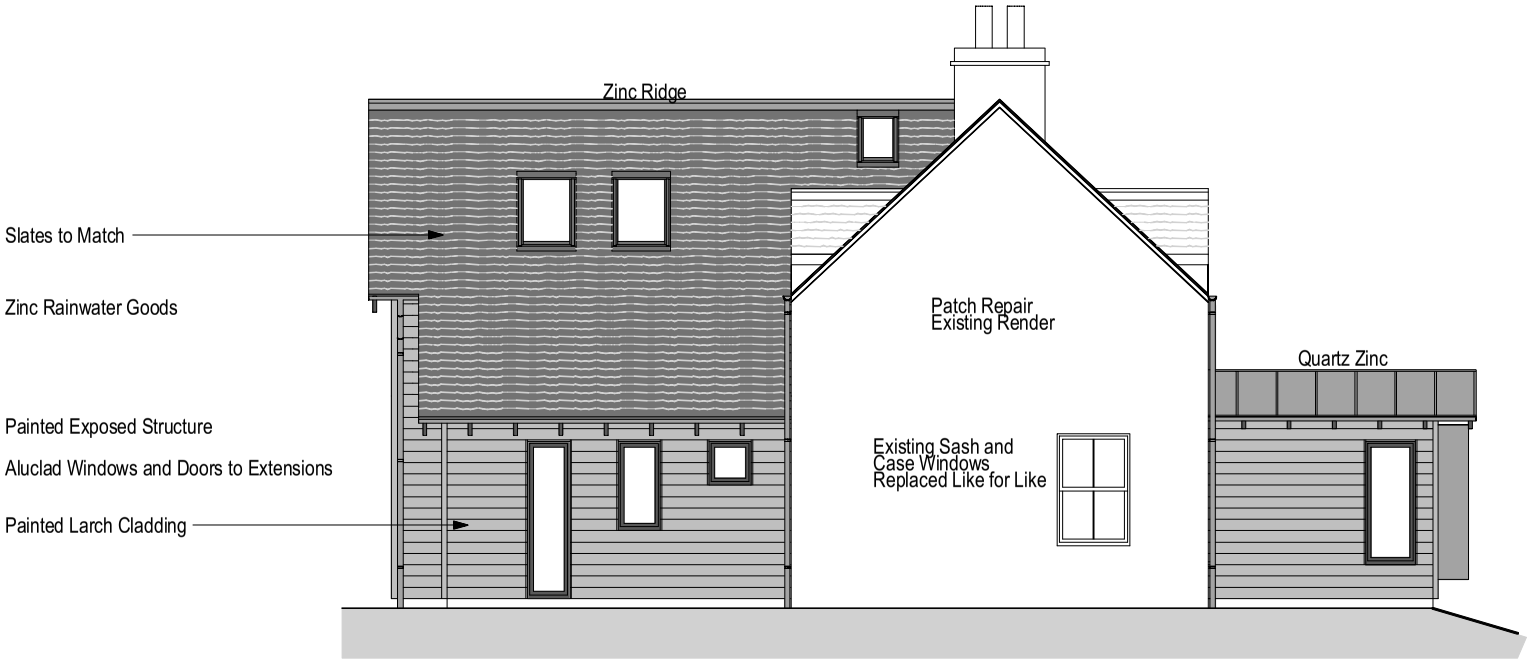


PROPOSED NORTH EAST ELEVATION

47

SCALE 1:100 0 1M 2M 3M

Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

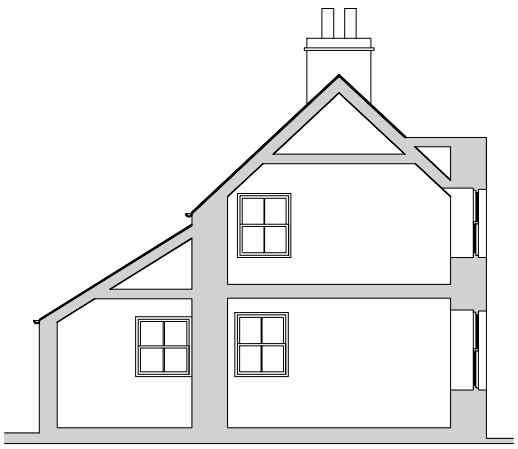
for: Mr and Mrs R Foulsham
status: Planning
title: North East Elevation
White House
drawing no: 236-05P
scale: 1:100 @A4
Date July 2015

EXISTING NORTH WEST ELEVATION

EXISTING SOUTH WEST ELEVATION

EXISTING SOUTH EAST ELEVATION

EXISTING NORTH EAST ELEVATION



SECTION AA

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Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Survey
title: Elevations of White House
drawing no: 236-02S
scale: 1:100 @A3
Date April 2015

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PROPOSED NORTH WEST ELEVATION

49

SCALE 1:100 0 1M 2M 3M

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for:	Mr and Mrs R Foulsham
status:	Planning
title:	North West Elevation White House
drawing no:	236-06P
scale:	1:100 @A4
Date	July 2015

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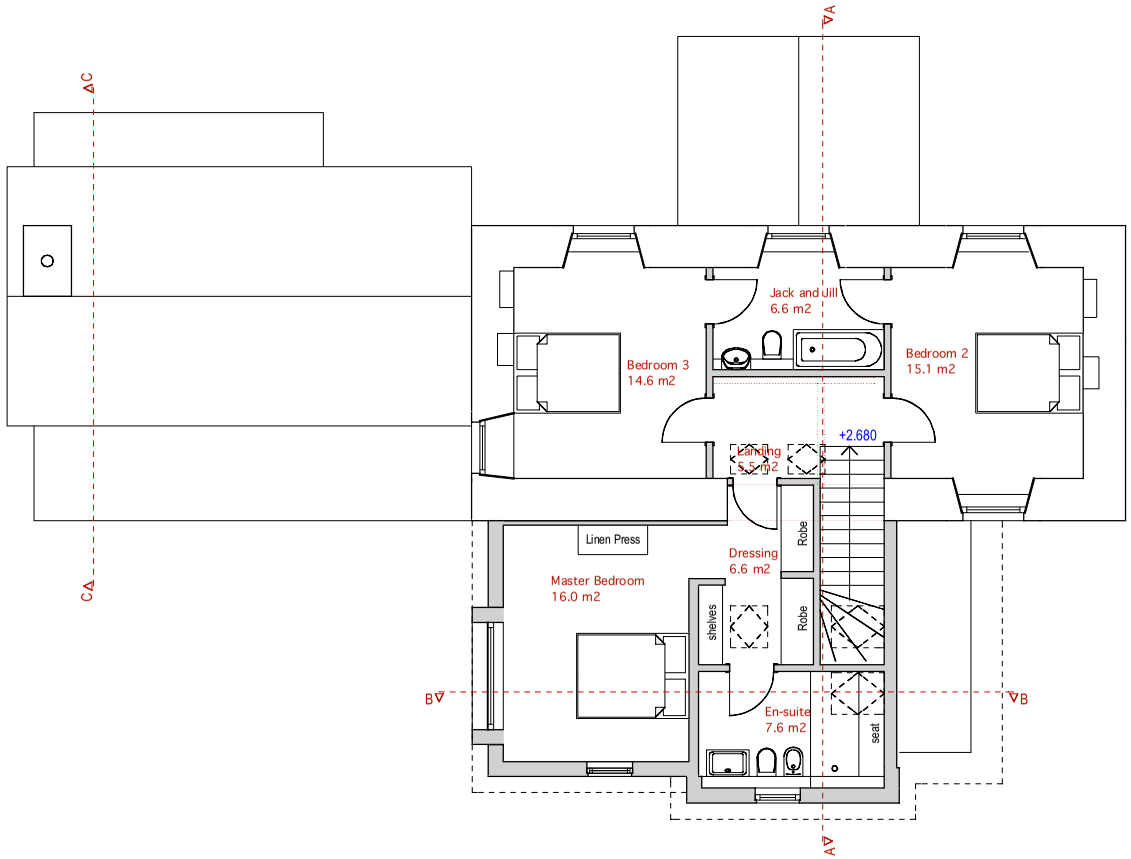


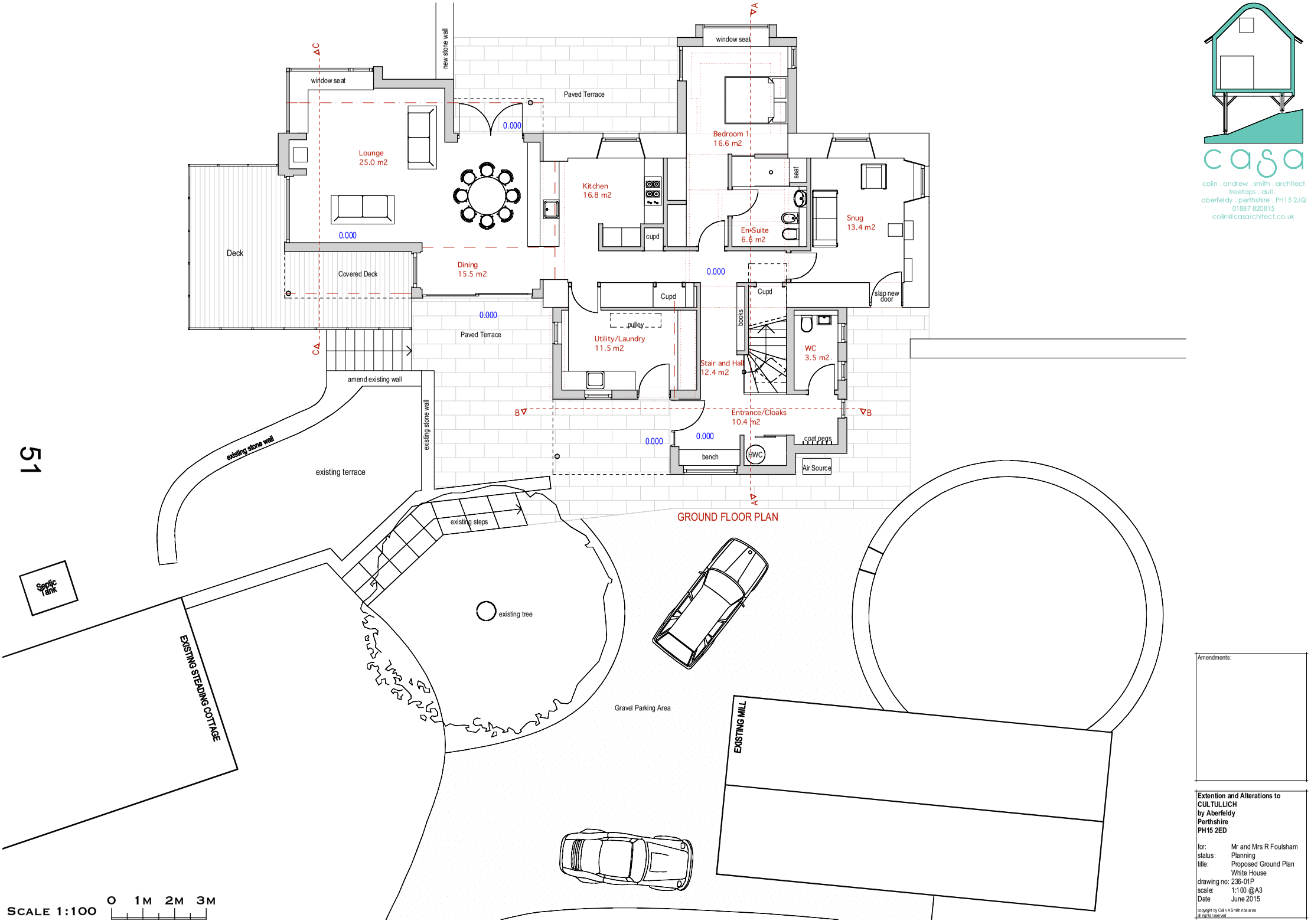
FIRST FLOOR PLAN

SCALE 1:100 0 1M 2M 3M

Amendments:

Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED

for: Mr and Mrs R Foulsham
status: Planning
title: Proposed First Plan
White House
drawing no: 236-02P
scale: 1:100 @A3
Date June 2015


window seat
new stone wall
Paved Terrace
0.000
Lounge
25.0 m2
Bedroom 1
16.6 m2
Kitchen
16.8 m2
seat
Snug
13.4 m2
cupd
En-Suite
6.6 m2
Deck
Covered Deck
0.000
Dining
15.5 m2
0.000
Cupd
Cupd
slap new door
0.000
Paved Terrace
pulley
books
Utility/Laundry
11.5 m2
WC
3.5 m2
Stair and Hall
12.4 m2
amend existing wall
existing stone wall
existing stone wall
Entrance/Cloaks
10.4 m2
0.000
0.000
coat pegs
bench
HWC
Air Source
existing terrace
existing steps
GROUND FLOOR PLAN
Septic Tank
existing tree
EXISTING STEADING COTTAGE
Gravel Parking Area
EXISTING MILL
51
SCALE 1:100
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Amendments:
Extention and Alterations to
CULTULLICH
by Aberfeldy
Perthshire
PH15 2ED
for: Mr and Mrs R Foulsham
status: Planning
title: Proposed Ground Plan
White House
drawing no: 236-01P
scale: 1:100 @A3
Date June 2015
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