

LRB-2023-10
22/01789/FLL – Alterations and extension to
dwellinghouse, Strawberrybank, Golf Course Road,
Blairgowrie, PH10 6LF

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LRB-2023-10

**22/01789/FLL – Alterations and extension to
dwellinghouse, Strawberrybank, Golf Course Road,
Blairgowrie, PH10 6LF**

**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)

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BLAIRGOWRIE**

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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?

Yes ☒ No ☐

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

22/01789/FLL

Site address

'STRAWBERRYBANK' GOLF COURSE ROAD BLAIRGOWRIE

Description of proposed
development

ALTERATION AND EXTENSION OF DWELLINGHOUSE

Date of application

01 NOV 2022

Date of decision (if any)

02 DEC 2022

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:

SHOULD MEMBERS REQUIRE FURTHER CLARIFICATION

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Statement

Notice of Review

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 SEE REVIEW STATEMENT ATTACHED TOGETHER WITH
APPENDICES

REASON FOR REVIEW PRESENTED AT SECTION 2 — PROPOSALS
FULLY ACCORD WITH DEVELOPMENT PLAN AND ITS SUPPORTING
GUIDANCE.

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.

NEW MATTERS NOT RAISED BUT APPENDICES B-E PRESENTED
AS AIDS TO ASSIST MEMBERS UNDERSTANDING OF PROPOSAL AND
SETTING — AND TO PROVIDE CLARITY.

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.

- REVIEW STATEMENT WITH APPENDICES
- APPENDIX A — CASE SUMMARY
- APPENDIX B — PHOTOS OF SITE AND SETTING
- APPENDIX C — DESIGN STATEMENT
- APPENDIX D — ROOF SECTION / CLARIFICATION OF RIDGE
- APPENDIX E — BEFORE & AFTER PHOTOMONTAGES — CLARIFICATION OF IMPACTS
- REFUSAL NOTICE
- COVER LETTER
- REVIEW FORM

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

25 FEB 2023



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Local Review Body
Perth & Kinross Council
Committee Services
Council Building
2 High Street
Perth
PH1 5PH

February 24 2023

Dear Sirs,

Submission of Request for Local Review

Planning Application: 22/01789/FLL

Proposal: Alteration and extension to dwellinghouse

Site: 'Strawberrybank', Golf Course Road, Blairgowrie, PH10 6LF

On behalf of the applicant, Mr P Boyle I am pleased to submit this request for a review of decision of Planning Application 22/01789/FLL. This request is submitted within 3 months of the Refusal decision and I attach here:

- Applicants Review Forms;
- Applicants Review Statement with Appendices (A-E)
- Appendix A – Case Summary
- Appendix B – Photographs of Site and Setting
- Appendix C – Design Statement
- Appendix D – Clarification of roof ridge
- Appendix E – Before and after photomontages
- Application Refusal Notice;

Please Note Appendices C-E do not change any aspect of the proposal, but are presented simply to clarify matters for the Review Panel.

Yours faithfully

GDimeck BTP MRTPI



S43A(8) REVIEW OF PLANNING DECISION

ALTERATION AND EXTENSION TO DWELLINGHOUSE

STRAWBERRY BANK, GOLF COURSE ROAD, BLAIRGOWRIE, PH10 6LF



WRITTEN SUBMISSION OF MR P BOYLE (APPLICANT) IN RESPECT OF
PLANNING REFUSAL 22/01789/FLL



JANUARY 2023

DOCUMENT ISSUE RECORD

Client	Mr P Boyle	
Contact Details	c/o GD Planning Ltd Glen Blackler Glenalmond Perth PH1 3SF	
	Name	Title
Prepared By:	G Dimeck BTP MRTPI	Principal Planner GD Planning Ltd
Approved By:	G Dimeck BTP MRTPI	Director GD Planning Ltd
Date of Issue:	30 January 2023	

Issue	Date	Version
1	11 January 2023	Draft Internal Review
2	12 January 2023	Client Draft
3	30 January 2023	Finalised Statement



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Appendix A Key point summary of Case

Appendix B Photographs of site and setting

Appendix C Design Statement

Appendix D Section through roof ridges

Appendix E Supplementary photo-montages

1.0 INTRODUCTION

1.1 *Strawberrybank* is a detached 3 bed, single storey dwelling with outbuildings, in Blairgowrie.

Although initially constructed as a dwelling, at one stage, prior to the construction of a Golf Club House, the building serviced the adjacent Golf Club with Tea Room facilities.

1.2 In residential use once again, the house has been successively extended and altered over-time. It is not a listed building; is not within a Conservation Area and is not within a protected landscape.

1.2 The applicant bought the house in November 2021. The dwelling is in need of physical upgrade and improvement. The existing roof is not fully weatherproof; the house is thermally inefficient, has a constrained internal layout, lacks adequate guest accommodation and a home office, and the garage/outbuildings are in a dilapidated condition and are no longer secure. Notwithstanding these shortcomings, the property benefits from a generously sized plot, and its aspect and gardens, and close proximity to local amenities, all appealed to the applicant when purchasing.

1.4 In a responsible way, the applicant sought advice from an experienced local architect to explore how structural faults could be remedied, and his family's accommodation needs might be met, in a way which is sensitive to the buildings character and setting (the house is located at the southern edge of the town, close to a road and opposite the entrance to Blairgowrie Golf course).

1.5 *MAK Architecture Ltd* were subsequently appointed to advise and prepare plans for planning submission. The practice has more than 30 years of experience in the design and build of housing within the Blairgowrie area.

1.6 Client/Architect discussions then explored the merits of demolition and rebuild vs adaptation and extension. Notwithstanding the financial benefits of new-build construction (vat exemption and a quicker build-process), the applicants appreciation of the character of the older parts of the cottage and its garden features, led him to pursue a design approach which could retain the best of the original, whilst extending in a contemporary way, albeit informed by the form and proportions of the older building. This was achieved by:

- Retaining the existing rear extension and providing a new extension off that structure running parallel to the main cottage;
- Constructing a pitched roof over the new extension with ridge running parallel to the cottage roof;
- Ensuring that eaves and ridge of new roofs do not exceed existing heights;
- Creating first floor accommodation within the roof space with use of the hidden valley area between original and new roofs;

- Demolishing both garages and constructing a new single garage with pitched roof over, providing a first-floor link to the house;
- Providing dormers and larger glazing to the rear of the property;
- Providing sympathetic but contrasting finishing materials to the extension to maintain the identity of the original cottage.

1.7 The ground floor plan submitted indicates the original cottage and limited footprint of new works (shown hatched).



Fig 1: Hatched area showing proposed footprint extension – new garage replaces existing



Fig 2 Position of proposed extension with eaves and ridge heights shown to match original cottage

2.0 REASON FOR REVIEW

2.1 The submitted application was refused for the following reason:

1. The proposals, by virtue of their competing form, excessive proportions and inappropriate design and finishes, would result an extension which is unsympathetic to, and overdevelops, the existing cottage. The proposals would have a dominating effect on the cottage and an adverse impact upon the character and visual amenity of the area.

Therefore, the proposals are contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2, 2019, which seek to ensure that development contributes positively to the quality of the built environment, in terms of design, appearance, height, scale, massing, materials, finishes and colours, in order to respect the character and amenity of the place.

2.2 It is a concern to the applicant that the Report of Handling:

- Fails to show a full and proper understanding of the proposed design; its cohesiveness; and the limited impacts it would have on the amenity of the area;
- Is selective with reference to the Council's Placemaking Guide & Policy; &
- Fails to demonstrate the weight accorded in the balance of the decision, to the positive improvements to the building and site, and the extent to which those positive changes would deliver planning policy objectives.

2.3 Neither the Community Council nor third-parties raised objection to the proposals, and no concerns were raised by statutory consultees.

2.4 This Review Statement and its Appendices will provide a full response to the Refusal recommendation, but a key point summary of the applicants case is presented as **Appendix A**.

3.0 PROCESS OF REVIEW

3.1 The applicant considers that a written process of Review together with Site Inspection would be an appropriate mechanism for appraisal of the issues raised in this case. This would enable the LRB Members to view the proposal in its local context and understand the qualities of the site, and the limited impacts of new works on the character of the building, and the street scene.

4.0 SUBMITTED DOCUMENTS

4.1 In addition to the application documentation and this Statement, the following are presented to support the Review and assist Members understanding of the proposal:

- **Key Point Summary of Case (Appendix A** to this Review Statement);
- Existing photographs of site and wider setting (**Appendix B** to this Review Statement);
- A Design Statement from MAK Architecture explaining the design approach adopted in this case. (**Appendix C** to this Review Statement);

- A section drawing indicating the relationship of the roof of the valley infill to the roof ridges (existing and proposed - **Appendix D** to this Review Statement).
- Supplementary montages indicating the remodelled property following completion of the proposed works, and presenting views from the street (**Appendix E** to this Review Statement). It should be noted that whilst montages did form part of the submitted application, these were presented in axiometric view from above, and may have given the Officer the impression that some elements of the design would be more visible than will actually be the case.

5.0 REVIEW

The Development Plan

5.1 Sections 25 & 37(2) of the Town & Country Planning (Scotland) Act 1997, require a Planning Authority, to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 When interpreting the Development Plan, case law has determined that it should be read as a whole, with a focus on relevant objectives and policies which give effect to *sustainable development* objectives which underpin the Plan (Tesco Stores Limited v Dundee City Council [2012] UKSC 13).

5.3 In taking a decision on any application the Planning Authority is required to consider more than just conflict or tension with any single policy before determining conflict with the Development Plan as a whole (Cummins v L B Camden [2001] EWHC Admin 1116).

LDP2

5.4 The Development Plan does not have a specific 'design' policy, nor a policy for house extensions. However, **Policy 1** sets out general *placemaking* criteria (*design* is one component only), which will fall to be considered with all development proposals; whilst specific guidance on Householder applications is set out in supporting planning guidance (*Placemaking Guide 2020*).

5.5 The Refusal reason asserts that the proposals are contrary **Policies 1(a&b) & 17(c)** of LDP2. As a consequence, it concludes the application fails to accord with the Development Plan.

5.6 In relation to the specific wording of those **Policies**, LRB Members are invited to note:

Policy 1A – requires positive change to the local environment. In design terms development should be respectful of local character and amenity, whilst development should also address the challenge of climate change.

Policy 1B - sets out a range of *placemaking* criteria (listed a-j) which must be met. However, some of those matters cannot be relevant to an application for a house extension (ie: connectivity (e); layout and integration of positive townscape features (g); delivery of greenspace and facilitating and promoting active travel (h)).

This demonstrates how the Council, as required by Case Law, will adopt a *broader holistic view* of the Development Plan and its policies when approving the many applications it receives each year for house extensions

Policy 17 – requires *residential amenity* to be protected. This is generally understood to be those elements that are relevant to the living conditions of any dwelling. The Report of Handling confirms that, in terms of overlooking, overshadowing, and noise, the living conditions of near neighbours would not be adversely affected in this case.

Criteria (c) of the **Policy** offers *encouragement* only to proposals which will improve the character and environment of the area or village. Critically, the policy does not make that ‘improvement’ a requirement of all new development.

5.7 It will be demonstrated in the sections of this statement which follow, that the submitted proposals do accord with the broad sustainable planning objectives of the Development Plan.

Placemaking Guide

5.8 Scottish Government puts *placemaking* and the delivery of high-quality design at the heart of its aspiration to deliver *sustainable development* through planning. Protection of the *Public Realm* is an important sustainable planning objective.

5.9 The Council’s own *placemaking* guide has been introduced to aid interpretation of the objectives of Development Plan **Policy 1**. It is a guide only and does not set out prescriptive rules which must be followed in every case. The particular qualities of each building, site and setting will always be factors to be appraised when considering the appropriateness of any design.

5.10 It is a concern to the applicant that whilst the Report of Handling accords significant weight to the Council’s *Placemaking Guide*, it is selective in its review. It simply states that:

Extensions should respect the shape, scale and proportions of the existing building and relate to the roof pitch and original building depth... In most cases an extension should be a subordinate addition in all respects.

5.11 Any *holistic* review of Guidance requires other relevant parts of the advice to also be appraised, and weighed in the balance, before determining that a proposal is contrary to Development Plan. Those relevant parts are reviewed below, together with the applicant’s comments in bold:

Householder Applications – p49

An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the

latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well-designed extension can enhance a property.

The applicants have employed the services of a professional local architect with knowledge and experience of designing new homes and house extensions within Blairgowrie.

The design incorporates contemporary elements (style of dormers) and contrasting materials, with the aim of delivering an extension which is purposefully different, but is *compatible* and *complementary*, to the character of the original cottage.

Scale, Shape, Form – p52

- *Extensions should respect the shape, scale and proportions of the existing building and relate to the roof pitch and original building depth.*
- *In most cases an extension should be a subordinate addition in all respects.*
- *New roof ridges should not normally exceed the height of the original. A new ridge line which is set lower than that of the original will generally be more acceptable.*
- *Extensions should seek to achieve a building depth which respects traditional building forms and avoids dependence on artificial lighting and ventilation.*

It is clear that extensions do not need to be subordinate in all cases.

The new garage is constructed to match, in shape, proportions and height, the existing rear extension of the cottage. The new rear extension linking, the two wings will replicate the depth of the existing cottage, with the height and finish of the ridge also consistent with the house.

Materials – p53

- *When it comes to extensions, using materials that reflect (not match) the existing building helps to create a harmonious addition;*
- *Ensure that the colour of materials is harmonious with the existing building;*
- *Choose high-quality materials that are sustainable and long-lasting;*
- *Avoid unsustainable materials wherever possible*
- **Timber is a sustainable and long-lasting material, and has been selected as a finishing material (timber to doors, roofs and walls) for its durability, low carbon footprint and harmonising qualities to the cottage (texture and colour).**
- **When applied to the new roof the colour will reflect that of the existing clay tiles. Weathering over time, will see a natural discolouration of the timbers resulting in a tone closer to the natural slate cover of the cottage bay windows; and the main house roof of the adjacent cottages (*Brae Cottage & Heathcote*).**

Roof extensions – p54

- *It is important that roof extensions fit with the local street character;*
- *An appropriate dormer extension should as a minimum:*
- *Be set below the ridgeline of the roof.*
- *Be set back from the wall-head.*
- *Be generally of pitched roof form.*
- *Be physically contained within the roof pitch.*
- *Relate to windows and doors in the lower storey(s) in terms of character, proportion and alignment.*
- *Have the front face predominantly glazed.*
- *Not extend more than half the length of the roof plane.*

Flat-roofed dormers are a distinctive characteristic of buildings near to the application site.

The proposed dormers sit below the roof ridge; are set back from the wall-head; are physically contained within the roof-slope; do not cover more than ½ the roof plane and are positioned to relate to windows/doors below.

A ‘box-like’ appearance is avoided by recessing glazing and splaying dormer cheeks.

Rear Extensions - p56

- *Appropriately designed rear extensions are generally preferable to side and front extensions, particularly on traditional and historic properties.*
- *If the plot and original building can accommodate it, then a two-storey extension may receive planning permission providing the design is satisfactory and there is no unacceptable loss of sunlight, daylight or privacy to adjoining properties.*
- *Rear extensions can provide greater opportunities for contemporary design.*

The extension is to the rear of the property and would not be prominent in the street scene.

The mansard roof, providing space for first-floor accommodation, would not be visible from street level.

An acceptable relationship to adjacent properties would be secured.

5.12 The guide includes a photo example (see below) of a contemporary approach to domestic extension which is considered to successfully integrate new works, with its host. The complex and varied form of extension, roof pitch, building depth, and mix of finishing materials, should all be noted. This contrast markedly with the simpler, more restrained approach to addition proposed at *Strawberrybank*.



Rear extensions can provide greater opportunities for contemporary design

Fig 3 extract from approved *Placemaking* Guide held as exemplar.

5.13 Other guidance in the document has also been embraced by the applicant, is of relevance in this case, and is set out here:

Energy Efficiency – p43

- *New development should reduce reliance on fossil fuels through the use of alternative sustainable forms of energy production including energy storage solutions where feasible.*
- *Energy efficiency measures have been considered in order to achieve energy savings in new development or retrofit to existing development Energy efficiency measures can include wall insulation, cavity insulation, solid wall insulation, loft insulation, floor insulation, double and triple glazing, water tank and pipe insulation and draft-proofing*

An air-source heat pump will provide energy efficient, sustainable, space heating.

Roof-mounted solar collectors will provide on-site energy generation.

Replacement windows and thermal upgrade of the existing building fabric, together with a modern extension, will improve the energy rating of the building (currently 'D' rated), reducing long-term energy demand and consumption.

Passive Design – p44

- *The principles of sustainability should be incorporated in the design, layout and orientation of new neighbourhoods, streets as well as individual dwellings*

- *Skylights, light monitors, clerestories, light shelves, light tubes, atria, courtyards, and glass or glass-block partitions and doors all contribute to increasing natural light in buildings. Technologies that can be used to provide heat and electricity to a building, emitting low or no net CO2 emissions, have been considered and incorporated in the proposal where possible.*

With the orientation of the building, opportunity is taken to incorporate extensive glazing to the south-east facing wall and roof-slope to maximise passive solar gain.

Construction and Materials – p45

- *New development should maximize the use of materials from sustainable resources and the use of sustainable construction methods. Materials to be used in construction projects are responsibly sourced and are sourced from local suppliers wherever possible;*

The intention to replace UPVc widows with timber, together with the use of Scottish Larch as a finishing material to new walls and roofs, delivers a sustainable approach to construction.

Retrofitting Sustainable Design – p45

- *New build development represents approximately 1% of the total housing stock each year, highlighting the importance of addressing the sustainability of the existing housing stock. There are a number of technologies that can contribute to the reduction of carbon emissions from the existing housing stock. These technologies are generally focused around energy efficiency in premises through increasing the thermal efficiency of a building so that less energy is required.*

The proposals would deliver whole-house upgrade and improvements in energy performance of a 19th Century building.

5.14 From review it is clear that the submitted application satisfies a significant number of the design recommendations set out in the Guide.

Site Character and Local Amenity

5.15 The Refusal reason indicates that the submitted proposal would have:

..... an adverse impact upon the character and visual amenity of the area.

5.16 *Strawberrybank* is sited in a part of the town which is characterised by low-density detached housing, set within established landscaped grounds and featuring hedgerows and trees to site frontages. Buildings are typically set back from the street, providing Golf Course Road with the appearance and character of a country lane. Photographs of the wider setting are presented at **Appendix B.**

5.17 Although *Strawberrybank* is closer to the road than many other properties, it rests comfortably in this setting and displays many of the same local characteristics (generous plot, established hedge to the roadside boundary, and both young and mature tree planting within garden).

5.18 The submitted design responds to these local characteristics by focussing all new building work on the existing built terrace, and footprint of the existing garage, and retaining the large garden with its mix of mature tree and hedge planting.

5.19 Through its age, form and character the existing building makes a positive contribution to the character of the area. The submitted design responds by extending the cottage to the rear only (a less prominent elevation); by respecting the height, eaves level and horizontal emphasis of the existing cottage; and by introducing a replacement garage which follows the form and scale of gabled projection to the rear of the cottage (South-East elevation).

5.20 The alignment of the house to Golf Course Road, means that the rear of the dwelling is not open to view when approaching from the west.



Fig 4 Rear of *Strawberrybank* not visible when approaching from west

5.21 In the close view from the road and footpath to the east, tree and hedge planting soften public views. The features of the building that do become visible on approach, and which are visually dominant, are the two flat roofed outbuildings within the grounds (garage & store). These unsightly structures are in poor condition, and their utilitarian form and mix of materials, detract from the character and setting of *Strawberrybank*, and the wider amenity of the area (see Photos 5 & 6 Appendix B).



Fig 5 *Strawberrybank* some screening provided by existing planting when seen from east



Fig 6 Rear of *Strawberrybank* approaching from east with existing outbuildings prominent. Slate roof of *Brae House* visible adjacent.

5.22 The proposals respond to these site conditions by replacing the unsightly garage structures, and achieving a clearer visual break between *Strawberry Bank* and *Brae House* adjacent.

5.23 Residential and commercial properties elsewhere in Golf Course Road, and close to the application site, display flat roofed dormers within the roof. These are a characteristic of the area, and are visually prominent (clearly seen from the road - (*Golf Club House; Caban; Candletrees; Lyall Cottage*)). A number of those properties have dormers set between imposing gables (*Estrada; St Annes*).

5.24 The need for headroom and outlook from first floor rooms requires dormer additions to the roof. The proposals respond by following the dominant pattern of roof addition displayed by properties close-by; and effectively hiding the new flat roof of the first-floor addition, within the valley between new and old roofs

5.25 Finishing materials evident within the local area are a mix of render, stonework and timber cladding to external walls; and natural slate and concrete or clay roof tiles to existing roofs. The proposals respond by selecting finishing materials which will successfully integrate with the surroundings.

5.26 These are the *placemaking* qualities which the applicant and architect have sought to respect in the submitted design.

Detailed Design

5.27 *Strawberrybank* is not a Listed Building; is not within a conservation area and is not within a protected landscape. Furthermore, the house is not within the zone of influence of any designated heritage asset. These are factors which should provide opportunity for some design expression, provided local *placemaking* qualities are also respected.

5.28 The Design Statement at **Appendix C** sets out in detail all matters which have informed final design choices. The submitted plans deliver a cohesive design with new sympathetically blending with old.

5.29 Whilst a contemporary approach is adopted for some elements (dormer style and roof material); overall the design is influenced by the qualities of the existing cottage. The form, height and proportions of the existing building are all respected (ie: roofs pitched to prominent elevations; gable widths repeated; ridge heights; eaves levels followed etc); original features of character and interest are retained and echoed in new work (gabled garage); whilst new elements (dormers) have been informed by local characteristics.

5.30 Replacement of existing windows and doors will harmonise new with original; whilst sustainable finishing materials (timber roof and walls) provide contrast and design expression.

5.31 The mansard roof provides important circulation space at first floor. By extending upwards, the proposals limit the overall footprint of the extension, enabling retention of more of the garden amenity space.

5.32 Because of the age of property current door widths would inhibit wheelchair movement. The extended home offers adaptability for future users. The layout incorporates a ground floor bedroom and bathroom to meet disabled access requirements should the applicant's mobility needs ever change. A dedicated library/office area provides opportunity for home-working.

5.33 The design will change the appearance of the cottage but its original character and proportions are preserved and remain identifiable. The extensions respond to the character of the local area and will deliver visual improvement through removal of the existing garages. The proposals retain the landscape framework of the site and sufficient amenity space is available to provide bin storage, practical amenity space and off-road vehicle parking.

Response to Report of Handling

5.34 The Report of Handling asserts that:

The proportions, scale, bulk and visual massing would overwhelm the modest cottage and the formation of a mansard roofed design would be an incongruous feature which would significantly detract from its character and appearance. The incongruous appearance of the mansard roofed extension would be exacerbated by the introduction of contrasting finishing materials and large box dormers. The proposals raise several concerns in relation to the extent of accommodation sought, which goes well beyond the development potential of the cottage, resulting in its over-development.....

5.35 In response the applicant would provide the following comments:

Excessive Proportions and Overdevelopment

5.36 Figure 1 above clearly demonstrates that the footprint of the extension is not large. The new works do not *overdevelop* the site.

5.37 The photographs at **Appendix B** show that to the western and northern elevations, the form, proportions, scale and appearance of the cottage is largely unchanged.

5.38 Viewed from the east the height and form of new works respect the original, and public views are softened by boundary planting.

5.39 The new extension effectively sits behind the existing cottage and replicates its appearance to the road. The end corresponds with the end of the existing cottage achieving a visual break. Together with the alignment of the new garage (ie at 90° to the cottage), the *bulk* and *mass* of the extended cottage is effectively broken-up. The re-built garage is clearly identifiable as a linked, functional outbuilding.

5.40 Through a sensitive approach to design the *character and appearance* of the existing cottage would remain *identifiable* and would not be *overwhelmed*.

Mansard Roof

5.41 The submitted drawings (SW, SE & NE Elevations), and montages clearly show that the mansard roof is set down below the existing ridge of the cottage roof:

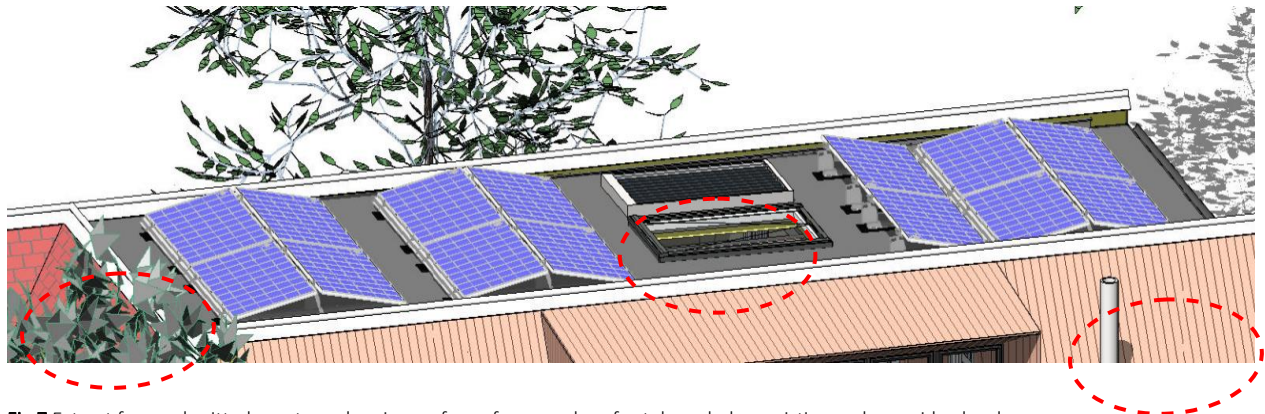


Fig 7 Extract from submitted montage showing surface of mansard roof set down below existing and new ridge levels

5.42 The supplementary sectional drawing at **Appendix D**, has been prepared to aid Members' understanding. It clearly demonstrates that from street level the mansard roof would not be visible.

5.43 The roof-mounted solar panels would modestly project above those ridges, however, because of perspective, and the upward angle of view from the street, those features would also be hidden. This is clarified by the supplementary montages at **Appendix E** which, in photograph form, present the eye-level experience of the viewer when passing the site.

5.44 As these features would not be visible from the public realm, it is unreasonable to conclude that they would be *incongruous*, or would *significantly detract from the appearance* of the cottage.

Contrasting Materials

5.45 Existing finishing materials for the cottage are painted render to external walls, clay tiles to the pitched roof with zinc ridge covers, and natural slate to bay window roofs. Rones and timber fascias are painted black; and doors and windows are a mix of timber painted black, and white upvc.

5.46 The proposals adopt a similar colour scheme to rones and gables, feature identical zinc ridge covers; and replace doors and windows throughout to achieve a consistency in style/pattern and colour.

5.47 Whilst introducing contrasting materials to roof and external walls, those materials are sustainable (timber) and sympathetic in colour and tone (fresh cut larch will closely respond to the colour of clay

tiles); The natural weathering process will result in a tone transition which will reflect the natural slate of the roof cover of the bay windows and the adjacent dwelling (*Brae House*).

5.48 Fig 3 above, showing the extract from the good practice *Placemaking* guide makes clear that the use of contrasting finishing materials does not prevent cohesive design, and is supported by the Council. The proposals provide a simpler palette but one which will realise continuity and harmony of materials and design throughout, whilst also enabling sympathetic new to be distinguished from original.

Dormers

5.49 The two new dormers would be flat-roofed, and reflect those of nearby properties in Golf Course Road (*St Annes; Estrada & Golf Club* – see below and also **Appendix B**). Those dormers are similarly set within pitched roofs, where imposing gables are dominant features of the host buildings (see below).



Figs 8 – 10 demonstrating that box dormers are a prominent local characteristic in Golf Course Road.

5.50 In each case those dormers are visually prominent from the street.

5.51 In contrast, the proposals at *Strawberrybank* are on the less prominent rear roof slope and are discretely positioned between gables. They are set below the ridge, positioned centrally within the roof, and relate to ground floor window and door opening below. Overlooking of neighbouring land and gardens is avoided.



Figs 11 & 12 showing harmonious relationship of dormers to windows below

5.52 The contemporary qualities of the design (recessed glazing & splayed cheeks) avoids a ‘box-like’ form. Assertiveness is reduced through the dark colour of window frames and the continuation of the same timber cladding.

5.53 The dormers do not *dominate* the roof, are not *box-like*; their form is not *uncharacteristic* of the street; and they comply fully with the *placemaking* guide.



Figs 13 demonstrating 'recessed' glazing and 'splayed' cheeks of proposed dormers

6.0 CONCLUSION

6.1 The applicants have followed the Council's best practice guidance in appointing an architectural practice to design an extension which is purposefully different, yet compatible and complementary to its host. It is clear that the proposals are consistent with many aspects of Plan Policy and the *placemaking* guide.

6.2 Both the building and its setting have been used to inform a sympathetic design solution. Existing ridge heights; building shape, proportions; roof pitch and original building depth, are all respected and appropriately scaled. The use of contrasting materials to the extension allows the identity of the original cottage to be retained; and dormers have been set wholly within the roof, below the ridge, above the wall head and in a discrete position. Elsewhere flat roofs are hidden.

6.3 The principles of *sustainability* have been incorporated into the design itself, through extension orientation, selection of finishing materials; internal layout and the choice of heating. A thermally efficient, low-energy use, adaptable family home would be realised.

6.4 It is shown that the approach to design is consistent with the Council's *Placemaking* guidance. The proposals would not have a *dominating effect on the cottage* and would not have an *adverse impact on the character and visual amenity of the area*. Development would contribute positively to the quality of its surroundings.

6.5 The Report of Handling reveals a selective and narrow interpretation of the Council's *Placemaking* Guide and **Policies 1 (a&b) & 17** of the Development Plan has been adopted. The applicant has shown that the key amenity objectives of those policies would be met.

6.6 The purpose of the planning system is to contribute to the achievement of *sustainable development* and the applicants have provided sufficient information to demonstrate it can be delivered in this case.

6.7 That Plan and its supporting guidance is required to be interpreted *broadly* and read as a whole. Consideration is required to be given to the sustainable development objectives which underpin the plan. Any decision taker is required to consider more than just conflict with a single policy (or part of a policy or Guidance) before determining conflict with the Plan as a whole.

6.8 The applicant has shown that there are no adverse impacts which *significantly and demonstrably* outweigh the benefits which can be delivered in this case. Accordingly, it is respectfully suggested that the presumption in favour of *sustainable development* set out in the Principal Act, and Scottish Planning Policy, should be applied in this case, and that planning permission be granted.



West Elevation Unchanged - Mansard roof not visible



SE Elevation – Limit of existing cottage shown. New garage largely on footprint of existing – Mansard Roof not visible



North Elevation – Existing cottage retained with addition of windows only. New garage largely on footprint of existing – Mansard Roof not visible

Appendix A

Key point summary of case:



Existing



Proposed

A Review Statement has been prepared to directly respond to the single reason for refusal, and includes a number of photographs (**Appendix B**) which will help to understand more fully, the application site; the existing outbuildings at *Strawberrybank*; and the property's setting.

To further assist Members a brief summary of the applicants case is presented here:

- *Strawberrybank* is not a Listed Building, is not within a Conservation Area, is not within the zone of influence of any Listed Building or Scheduled Ancient Monument; and is not within a protected landscape. This should provide opportunity for some design expression.

- In formulating proposals for extension and whole-house upgrade the applicant has used the services of a professional architectural practice based in Blairgowrie, and one which is familiar with local buildings. This is recommended by the Council's *Placemaking* Guide.
- Applicant and Architectural practice have followed best -practice guidance set out in the Council's approved *Placemaking* Guide (see paras 5.10 – 5.14 of review statement).
- Although constructed as a dwelling, at one stage, before construction of the Golf Course Club House, the building functioned as tea rooms providing refreshments to Golfers.
- The applicant has been keen to preserve the 'historic' association of *Strawberrybank* to the Golf Club opposite. To that end the north and west elevations, visible from Golf Course Road and the Golf Clubhouse car park, are largely unchanged and internal features are retained.
- The extension matches the proportions, form and height of the existing cottage.
- The use of contrasting finishing materials enables the identity of the original cottage to remain distinct.
- Window and door installation, together with new bargeboard, fascia and rones in the new extension matching those of the existing cottage, will achieve harmony between old and new.
- The flat roof link between original and new roofs would not be visible from the public realm;
- Flat roofed dormers between gables are a distinctive feature of houses immediately adjacent and fronting Golf Course Road. The proposal reflects those local characteristics.
- Dormers would be minor components of the new roof; meet Councils guidelines, in terms of position and siting; and a 'box-like' form is avoided by recessing glazing and splaying dormer cheeks.
- The existing garages are in poor condition and not secure. Removal would deliver visual enhancement, and improve the relationship to the neighbour (*Brae House*).
- Sustainable materials would be used providing a contrasting finish, an approach supported by the *Placemaking* Guide. Similar timber cladding with render to external walls can be found on nearby houses in Golf Course Road.
- Relationship to near neighbours is improved, with no adverse impacts in terms of dominance, overlooking or loss of light.
- On-site power generation (roof-mounted solar) and physical upgrade of the fabric of the cottage will improve the buildings energy rating, minimise energy demand and use, and address Policy expectations for delivering climate change goals.
- Wheel-chair accessibility is provided (the current layout does not) offering flexibility for the applicant and future users should mobility needs ever change.
- A Home office work space is provided.

- Footprint increase over existing is only 19%
- Limiting the footprint of new works ensures that the character of detached houses in generous landscaped garden grounds, is preserved. Policy requirements for off-road vehicle parking (2 spaces) and bin storage are met.
- The extension would not be visually prominent. Changes to the rear ensure works are screened by the existing cottage, to public views from the north and west. To the east existing tree and hedge planting to the site boundary is retained, softening views.
- The applicants have closely followed the approved *Placemaking* Guidance. Proposals accord with the Development Plan and there are no adverse impacts which *significantly and demonstrably* outweigh the benefits which can be delivered in this case.



Existing



Proposed

Appendix B

Photographs of Existing Building and Wider Setting



Photo 1: View from Golf Course Road. All works screened by retained rear extension



Photo 2 All works set to rear of house and not visible



Photo 3 Showing position set back behind retained gabled extension, and limited width of proposed addition.



Fig 1 Footprint of proposed extension



Photo 4: Rear garden showing position and extent of proposed extension. Walkway through between house and garage retained (orange dot). Form, width and height of replacement garage matching that of retained rear extension



Fig 2: Proposal



Photo 5 Left hand garage (highlighted) to be removed. Right hand garage (green) replaced with room over



Photo 6 Removal of existing garages achieves visual enhancement and improved relationship to neighbour.



Photo 7 Existing garages visually prominent

The following 4 photographs are immediate neighbours to *Strawberrybank* and demonstrate that flat roofed dormers set within imposing gable features, together with timber cladding to external walls, are original design components of housing in the immediate locality and provide a local context for the applicants design choices.



Photo 8 *St Annes Golf Course Road -125m west of Strawberrybank* . Flat roof dormer set between imposing gables



Photo 9 *Cabana Golf Course Road – 90m west of Strawberrybank* A mix of pitched roof and flat roofed dormers together with gable



Photo 10 *Estrada Golf Course Road – 50m west of Strawberrybank* Flat roof dormer set between imposing gables



Photo 11 Heathcote Golf Course Road – 15m west of Strawberrybank Timber cladding and render to external walls



Photo 12 Contemporary refurbishment and extension of traditional bungalow (*Inchblane*, Golf Course Road PKC Planning Approval Ref: 13/009919/FLL), with successful use of contrasting materials to external walls



**Statement in Support of
Appeal to Perth & Kinross Local Review Body for
Planning Application 22/01789/FLL Refusal for
Alterations and Extension to Existing Dwelling House at
Strawberrybank, Golf Course Road, Blairgowrie, PH10 6LF for
Mr & Mrs Paul & Claire Boyle.**

7th February 2023

Background Information:

Application site proposal

The proposed works associated with this householder planning application consist of demolition of two existing dilapidated garages and the existing lounge and rear entrance and their replacement with alterations and extension to form new accommodation.

Applicant

Mr & Mrs Paul & Claire Boyle, Strawberrybank, Golf Course Road, Blairgowrie, PH10 6LF.

Agent

Mr Gordon Darge B.Arch.(Hons.) Dip.Arch. RIAS, MAK architecture, 32 Leslie Street, Blairgowrie, PH10 6AH.

Client Brief:

The applicant's wish is to alter the dwelling to become their principal home, with a view to taking occupation at a point from December 2023. To this end they requested that the ground floor be extended to accommodate a larger lounge with dining facilities and a separate garage and utility. They also requested that the existing attic be extended and upgraded to accommodate three bedrooms, including the master all with ensuite. Additionally, the applicant requested that the design utilises timber frame and timber cladding to mitigate CO2 production and employs active renewable measures to limit the input from the grid.

Reasons for Refusal:

"The proposals, by virtue of their competing form, excessive proportions and inappropriate design and finishes, would result an extension which is unsympathetic to, and overdevelops, the existing cottage. The proposals would have a dominating effect on the cottage and an adverse impact upon the character and visual amenity of the area.

Therefore, the proposals are contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2, 2019, which seek to ensure that development contributes positively to the quality of the built environment, in terms of design, appearance, height, scale, massing, materials, finishes and colours, in order to respect the character and amenity of the place."

Response from MAK architecture:

We were shocked by the Reasons for Refusal stated above. We contest that the planning officer has failed to appreciate the design, appearance, height, scale, massing, materials, finishes and colours and that contrary to his conclusions the proposals for the following reasons.

Competing Forms

We do not consider that the existing and proposed are competing forms. The form of the proposals was carefully designed to complement the existing form. The existing form of the NW, SW and one third of the SE elevations are unaffected. The new build element of the dwelling has been designed to mimic the existing with identical roof pitches, eaves and ridge heights and similar section profile to create similar gables to the existing. The new garage also follows these principles.

Excessive proportions

We completely fail to recognise the criticism of "excessive proportions." The design was carefully developed to be in proportion to the existing. The new garage was designed to be in the same proportions as the existing and the new lounge extension and first floor accommodation is only visible on the SE elevation and conforms to the proportions of the existing lounge all be it with increased accommodation which is cunningly concealed from eye level by the use of the hidden flat roof.

Inappropriate design and finishes

We strongly disagree with this assertion. The main design intention was to create a solution whose form reflected the existing and whose mass did not appear excessive due to the use of the hidden flat roof. As for the finishes, we have maintained the existing finishes on the existing building and on the new build we wished to identify it as a contemporary extension and hence clad it in vertical timber cladding to weather.

Unsympathetic and overdevelopment

As outlined above we took great care to produce a solution to the brief that is sympathetic to the existing but not a pastiche of the existing. Regarding the assertion that the proposals are over development we point out that the footprint of the proposals including garaging is only increased by some 30m² on the existing 156m². This represents a total increased footprint of only 19%.

Character and visual amenity of the area

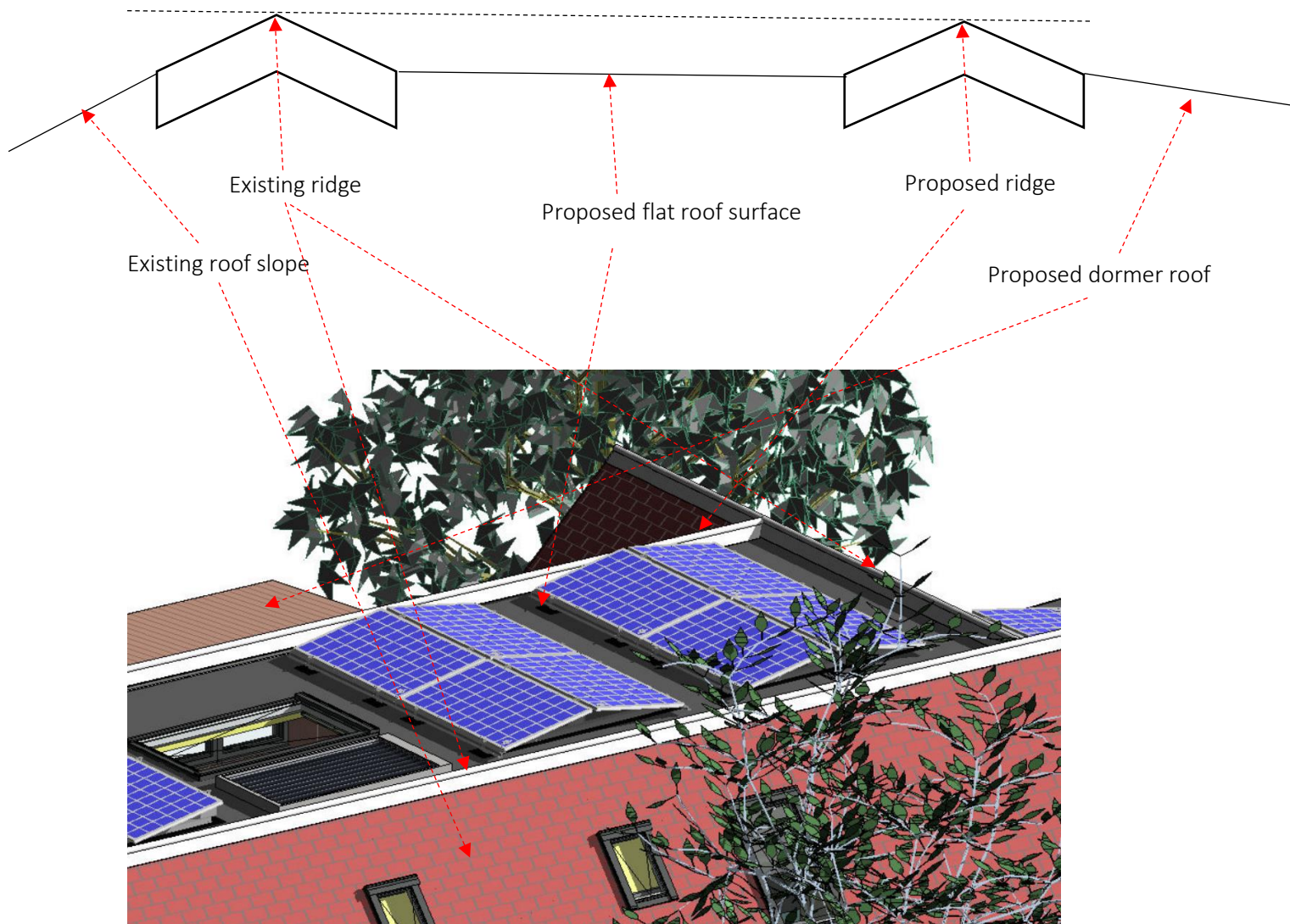
It is apparent to us the birds eye perspectives submitted in support of the application may have coloured the planning officer's opinion as they were done to give an overall visualisation of all aspects of the proposals including the flat roof. These views are only visible from the air and give an unrealistic impression. We have prepared before and after 3d visualisations from East and West on Golf Course Road for inclusion in the appeal which realistically show what will be visible from GCR.

Conclusion

We find it hard to recognise the planning officer's opinions as we consider that the proposals we very sensitively designed to complement the existing dwelling and comply with the requirements of the current Local Development Plan and to wholly satisfy the main determining Policies 1A & 1B: Placemaking; RD1: Residential Areas, together with Perth & Kinross Council's: Placemaking Guide. We are of the opposite opinion of the planning officer and assert that the development contributes positively to the quality of the built environment, in terms of design, appearance, height, scale, massing, materials, finishes and colours, in order to respect the character and amenity of the place.

Appendix D

Illustration clarifying height of flat roof infill in relation to existing and proposed roof ridges:



Flat roof infill not visible from street



EXISTING VIEW B



VISUALISATION B



EXISTING VIEW A



VISUALISATION A

project

**Alterations& Extension to Strawberrybank,
Golf Course Road, Blairgowrie, PH10 6LF
for Paul & Claire Boyle**

MAK
architecture

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drawing

VISUALISATIONS A & B

date 03.10.2022 sheet size A3 scale 1 : 500 drawn GD

job number 723 drawing number L16 revision F



Mr Paul Boyle
c/o MAK Architecture
Gordon Darge
32 Leslie Street
Blairgowrie
PH10 6AH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **2nd December 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/01789/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 1st November 2022 for Planning Permission for **Alterations and extension to dwellinghouse Strawberrybank Golf Course Road Blairgowrie PH10 6LF**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposals, by virtue of their competing form, excessive proportions and inappropriate design and finishes, would result an extension which is unsympathetic to, and over-develops, the existing cottage. The proposals would have a dominating effect on the cottage and an adverse impact upon the character and visual amenity of the area.

Therefore, the proposals are contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2, 2019, which seek to ensure that development contributes positively to the quality of the built environment, in terms of design, appearance, height, scale, massing, materials, finishes and colours, in order to respect the character and amenity of the place.

Justification

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

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

Plan Reference

01

02

03

04

05

06

07

08

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LRB-2023-10

**22/01789/FLL – Alterations and extension to
dwellinghouse, Strawberrybank, Golf Course Road,
Blairgowrie, PH10 6LF**

PLANNING DECISION NOTICE *(included in
applicant's submission, pages 819-820)*

REPORT OF HANDLING

REFERENCE DOCUMENTS

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/01789/FLL	
Ward No	P3- Blairgowrie And Glens	
Due Determination Date	31st December 2022	
Draft Report Date	29th November 2022	
Report Issued by	KS	Date 29 th November 2022

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: Strawberrybank Golf Course Road
Blairgowrie PH10 6LF

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.

BACKGROUND AND DESCRIPTION OF PROPOSAL

Strawberrybank is a detached cottage which is located on Golf Course Road, Blairgowrie. This application seeks detailed planning permission for alterations and extensions to the house and for the installation of solar panels and a double air source heat pump.

SITE HISTORY

PK/91/1561	Extension to house Application Approved – 11 October 1991
03/00398/FUL	Erection of double garage Application Approved – 25 April 2003
04/00035/FUL	Extension to bathroom Application Approved – 4 February 2004

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Applicable.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance. The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy

OTHER POLICIES AND GUIDANCE

Perth & Kinross Placemaking Guide 2020 states that;

“Extensions should respect the shape, scale and proportions of the existing building and relate to the roof pitch and original building depth... In most cases an extension should be a subordinate addition in all respects”.

CONSULTATION RESPONSES

Scottish Water

No objections – informative note recommended.

INTERNAL COMMENTS

Environmental Health (Noise Odour)

No objections – planning condition recommended.

REPRESENTATIONS

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

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Applicable
Appropriate Assessment	Habitats Regulations – AA 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 and the adopted LDP2.

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

Alterations and extensions to an existing domestic dwellinghouse are generally considered to be acceptable, providing the scale, form, massing, design, position, proportions and external appearance of the proposed development is appropriate within the context of the application site and surrounding built environment.

Design and Layout

Strawberrybank is a detached cottage which is located on Golf Course Road, Blairgowrie. The property has the appearance of a lodge house as it has modest proportions and sits at an acute angle to the road. The property has been extended in the past, with a flat-roofed extension which projects south, towards the road. An elongated pitched roof lounge extension has also been added to the northeast.

This application seeks detailed planning permission for alterations and extensions to the house and for the installation of solar panels and a double air source heat pump to the northeast of the proposed linked garage.

Visual Amenity

The proposed timber-clad extension runs parallel to the previous lounge extension, doubling its depth to provide open-plan dining/lounge facilities. A flat-topped mansard roof is proposed to span over the dining/lounge, introducing first floor accommodation which would be increased with a large box dormer projecting from the southeast roof plane.

The roof would be continued over a pend to link the first-floor accommodation to the upper level of the proposed garage/gym. A further box dormer and a Juliette balcony is also proposed for the accommodation above the garage and a pergola is proposed on the southeast elevation of the lounge. Also proposed is the installation of solar panels on the proposed mansard roof and the previous flat roofed extension, and the double air source heat pump would sit adjacent to the northeast elevation of the garage/gym.

The proportions, scale, bulk and visual massing would overwhelm the modest cottage and the formation of a mansard roofed design would be an incongruous feature which would significantly detract from its character and appearance. The incongruous appearance of the mansard roofed extension would be exacerbated by the introduction of contrasting finishing materials and large box dormers. The proposals raise several concerns in relation to the extent of accommodation sought, which goes well beyond the development potential of the cottage, resulting in its over-development.

Accordingly, the proposals, by virtue of their competing form, excessive proportions and inappropriate design and finishes, would result an extension which is unsympathetic to, and over-develops, the existing cottage. The proposals would have a dominating effect on the cottage and an adverse impact upon the character and visual amenity of the area.

Therefore, the proposal is contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2, 2019, which seek to ensure that development contributes positively to the quality of the built environment, in terms of design, appearance, height, scale, massing, materials, finishes and colours, in order to respect the character and amenity of the place.

Residential Amenity

The proposed extension is a sufficient distance from neighbouring properties to ensure that residential amenity would not be adversely impacted by overshadowing and no windows would result in overlooking.

The Council's Environmental Health Officer has requested, in the event that planning permission is granted, that a planning condition ensures that the air source heat pump operates within certain noise limitations, in the interests of residential amenity.

Roads and Access

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

Drainage and Flooding

The application site is not located within SEPA's flood risk envelope maps and there are no significant drainage or flooding implications associated with this proposed development. However, Scottish Water has requested that the applicant's attention be brought to the advice contained in its consultation response, in the event of planning permission being granted.

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.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, 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 be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan. Accordingly, the proposal is refused on the grounds identified below.

Reasons

- 1 The proposals, by virtue of their competing form, excessive proportions and inappropriate design and finishes, would result an extension which is unsympathetic to, and over-develops, the existing cottage. The proposals would have a dominating effect on the cottage and an adverse impact upon the character and visual amenity of the area.

Therefore, the proposals are contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2, 2019, which seek to ensure that development contributes positively to the quality of the built environment, in terms of design, appearance, height, scale, massing, materials, finishes and colours, in order to respect the character and amenity of the place.

Justification

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

Informative Notes

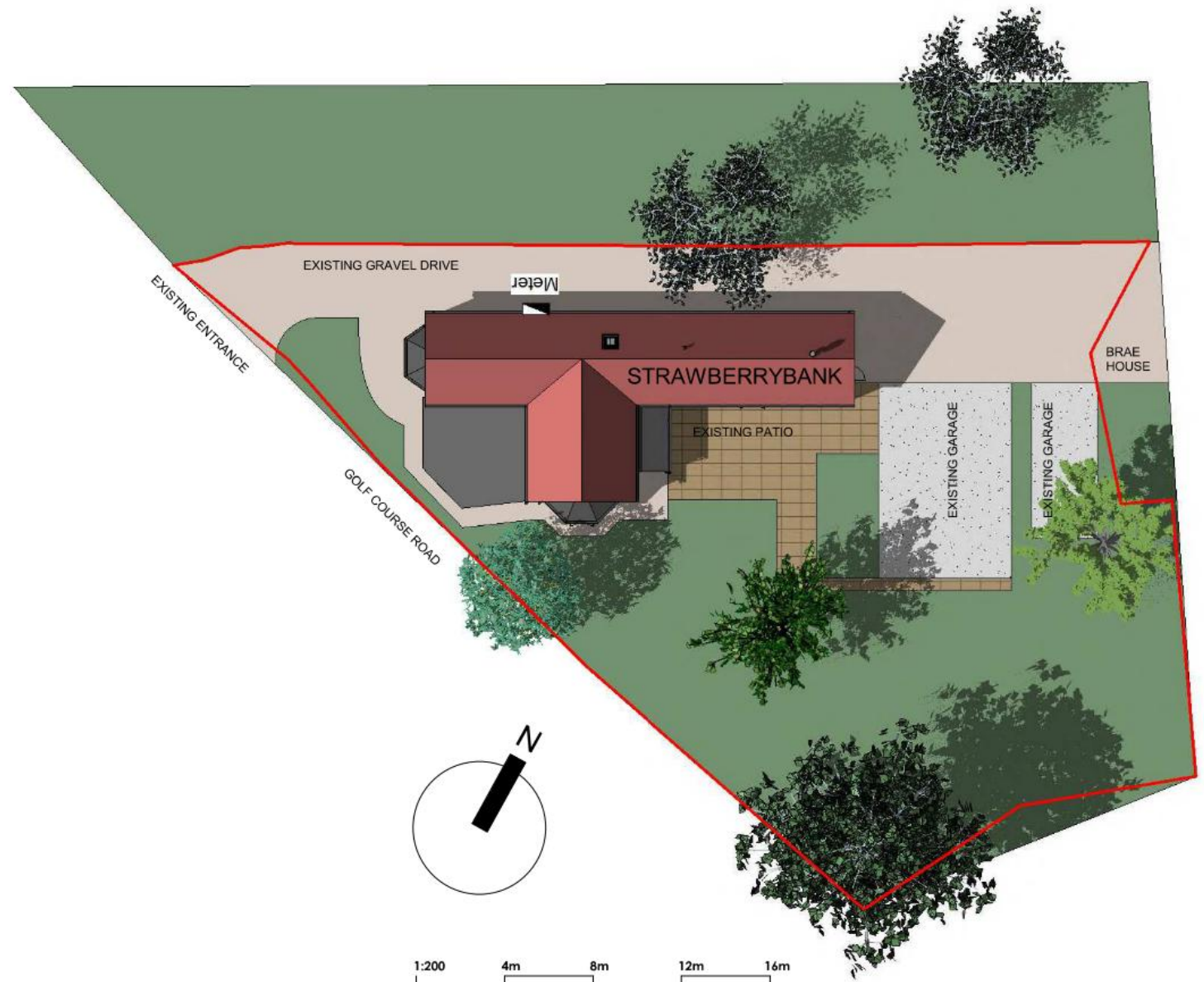
Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17



1:200 4m 8m 12m 16m

project

**Alterations & Extension to Strawberrybank,
Golf Course Road, Blairgowrie, PH10 6LF
for Paul & Claire Boyle**

MAK
architecture

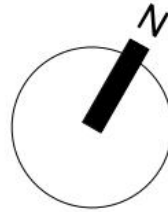
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drawing

EXTG SITE & ROOF PLAN

date 11.02.2022 sheet size A3 scale 1:200 drawn GD

job number 723 drawing number L02 revision A



1:200 4m 8m 12m 16m

project

**Alterations& Extension to Strawberrybank,
Golf Course Road, Blairgowrie, PH10 6LF
for Paul & Claire Boyle**

MAK
architecture

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drawing

PROPOSED SITE LAYOUT

date 03.10.2022 sheet size A3 scale 1 : 200 drawn GD

job number 723 drawing number L07 revision F



project

**Alterations & Extension to Strawberrybank,
Golf Course Road, Blairgowrie, PH10 6LF
for Paul & Claire Boyle**

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drawing

3D VISUALISATION

date
13.09.2022

sheet size
A3

scale

drawn
GD

job number

723

drawing number

D01

revision

F



1:100 2m 4m 6m 8m

project

drawing

**Alterations& Extension to Strawberrybank,
Golf Course Road, Blairgowrie, PH10 6LF
for Paul & Claire Boyle**

EXTG ATTIC PLAN

date 11.02.2022 sheet size A3 scale 1 : 100 drawn GD

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job number **723** drawing number **L04** revision **A**



1:100 2m 4m 6m 8m

project

drawing

**Alterations & Extension to Strawberrybank,
Golf Course Road, Blairgowrie, PH10 6LF
for Paul & Claire Boyle**

EXTG GROUND FLOOR PLAN

date 11.02.2022 sheet size A3 scale 1:100 drawn GD

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job number 723 drawing number L03 revision A



NE ELEVATION



NW ELEVATION



SW ELEVATION



SE ELEVATION



project

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for Paul & Claire Boyle

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drawing

EXTG ELEVATIONS

date 11.02.2022	sheet size A3	scale 1 : 100	drawn GD
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job number 723	drawing number L05	revision A
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PEND SE ELEVATION



SW ELEVATION



PEND NW ELEVATION

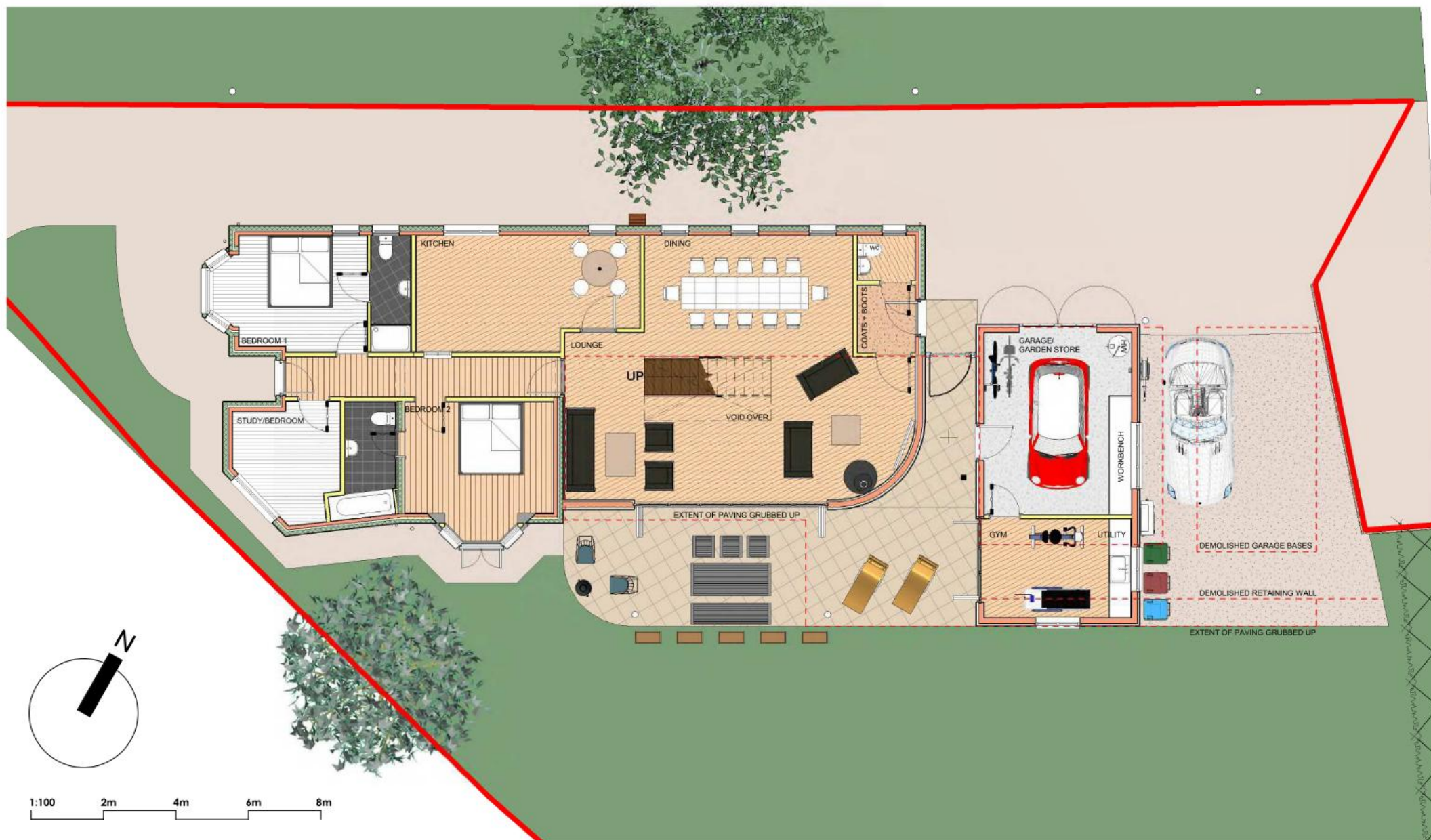


NE ELEVATION



project		drawing		
Alterations& Extension to Strawberrybank, Golf Course Road, Blairgowrie, PH10 6LF for Paul & Claire Boyle		ELEVATIONS		
		date 03.10.2022	sheet size A3	scale 1 : 100
	32 Leslie Street Blairgowrie Perthshire Scotland PH10 6AH T: 01250876460 M: 07801010015 E: mail@MAKarchitecture.com	job number	drawing number	revision
		723	L06	F

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for Paul & Claire Boyle**

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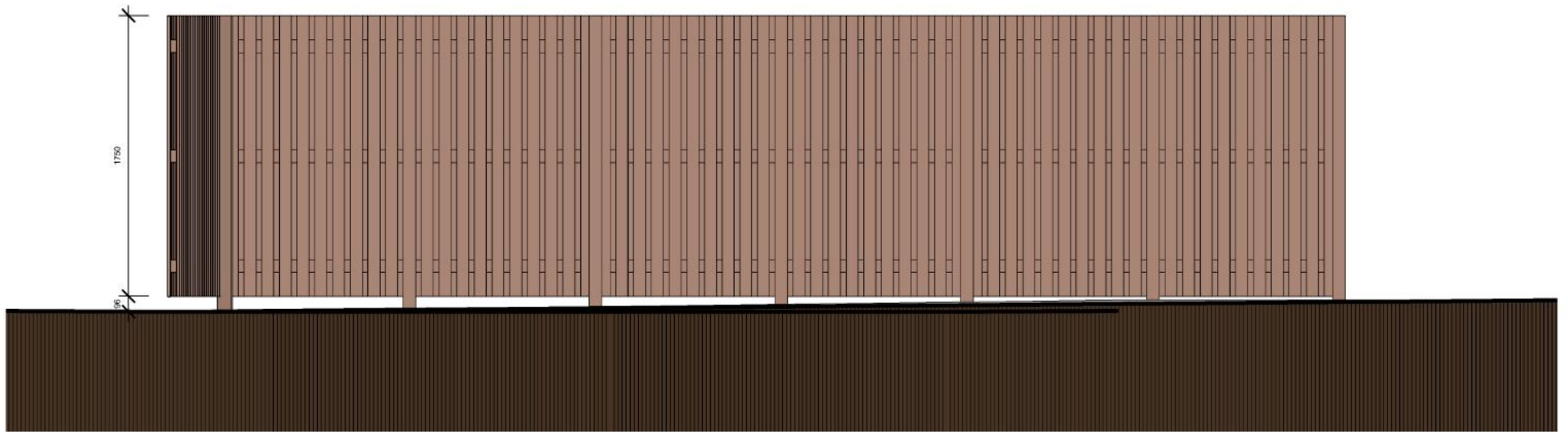
32 Leslie Street Blairgowrie
Perthshire Scotland PH10 6AH
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E: mail@MAKarchitecture.com

drawing

GROUND FLOOR PLAN

date 03.10.2022 sheet size A3 scale 1 : 100 drawn GD

job number 723 drawing number L03 revision F



NEIGHBOUR'S VIEW OF NEW TIMBER VERTICAL HIT AND MISS FENCE

1:25 0.5m 1m 1.5m 2m

project

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for Paul & Claire Boyle

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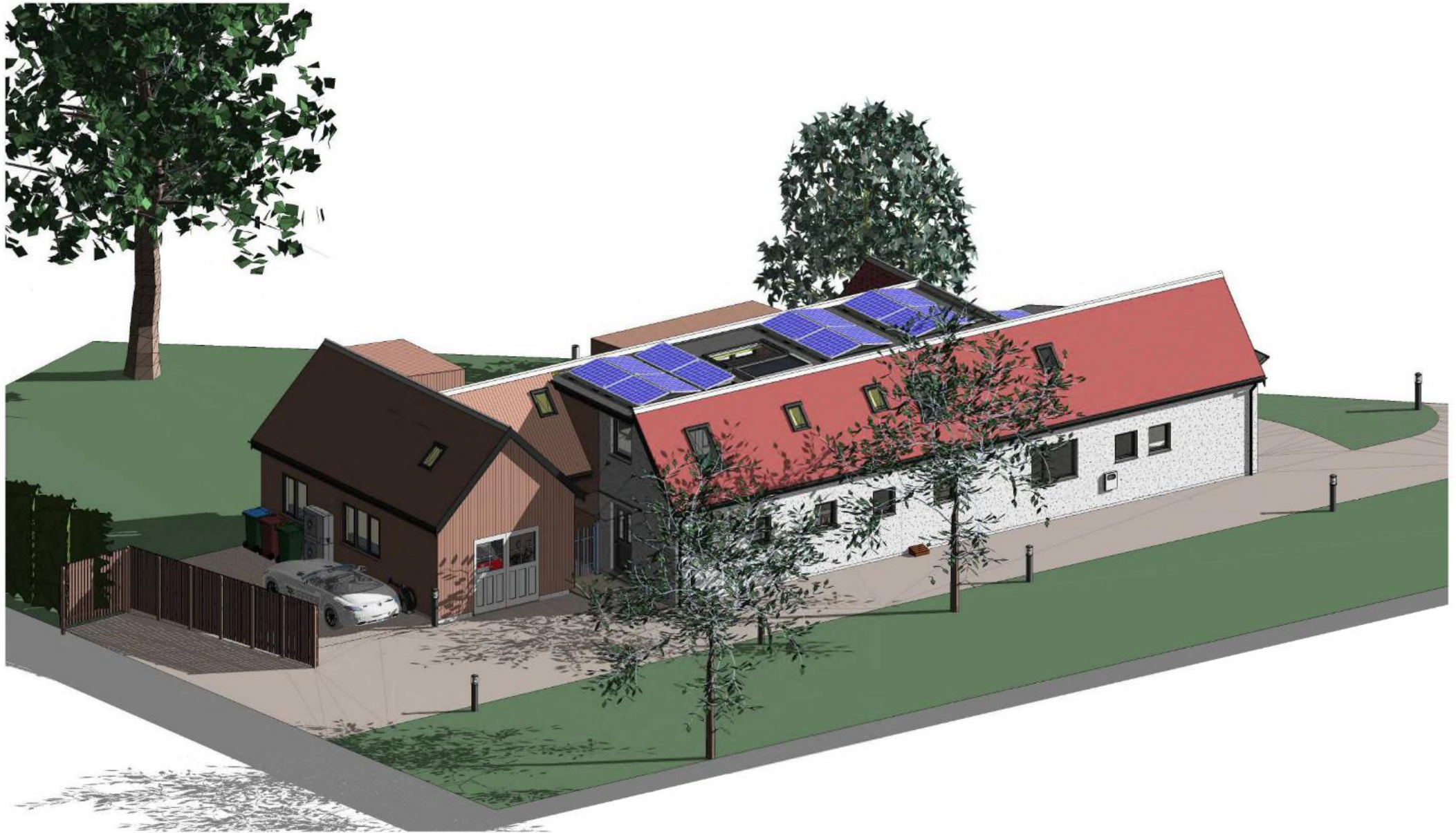
32 Leslie Street Blairgowrie
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drawing

FENCE ELEVATION & SECTION

date	sheet size	scale	drawn
03.10.2022	A3	1 : 25	GD

job number	drawing number	revision
723	L09	F



project

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for Paul & Claire Boyle**

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drawing

3D VISUALISATION

date
13.09.2022

sheet size
A3

scale

drawn
GD

job number

723

drawing number

D02

revision

F



project

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drawing

ROOF PLAN

date 03.10.2022 sheet size A3 scale 1 : 100 drawn GD

job number 723 drawing number L02 revision F



project

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for Paul & Claire Boyle**

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drawing

FIRST FLOOR PLAN

date 03.10.2022 sheet size A3 scale 1 : 100 drawn GD

job number 723 drawing number L04 revision F



project

drawing

**Alterations & Extension to Strawberrybank,
Golf Course Road, Blairgowrie, PH10 6LF
for Paul & Claire Boyle**

3D VIEWS OF PV PANELS

date
13.09.2022

sheet size
A4

scale

drawn
GD

MAK
architecture

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E: mail@MAKarchitecture.com

job number

723

drawing number

D14

revision

F



NW ELEVATION



SE ELEVATION

1:100 2m 4m 6m 8m

project

**Alterations & Extension to Strawberrybank,
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drawing

ELEVATIONS

date 03.10.2022 sheet size A3 scale 1 : 100 drawn GD

job number 723 drawing number L05 revision F



Low-ballast system: The Sunfix aero duo flat roof system is a low-ballast assembly system for flat roofs featuring a stable, fixed array. It creates an additional roof load of 3 kg/m² (12.5 kg/m² with modules) in relation to the assembled frame surface plus the ballasting required for the site.

Aerodynamic design: The wind-tunnel-tested design ensures that in wind conditions the solar system behaves like a Formula 1 car at high speeds. The frame is pressed firmly down onto the roof, thereby reducing point and distributed loads to a minimum. Moreover, the system can be installed without any penetration of the roof cladding.

60% more module area: Optimal utilization of the roof area is ensured thanks to the tent-shaped alignment of the modules. This reduces the shading interval between the modules rows to an absolute minimum. In addition, the modules are optimally rear-ventilated due to the foundation and ridge gap.

Flexible deployment: The modules are positioned at a tilt angle of 10°, preferably installed facing east/west. However, they can also be installed facing north/south without any problems.



TECHNICAL DETAILS

Angle of inclination 10°

Suitable for use on flat roofs with an inclination of up to 5°

System weight approx. 3 kg/m²

Static friction frame / ground $\mu = 0.60$ required

Suitable for SolarWorld SW 225-245 poly/mono modules

Suitable for use up to wind load zone 2, snow load zone 3, 800 m above sea level, up to 20 m building height

DESIGN

Stable Sunkit kit

Galvanized steel, stainless steel or aluminum parts

Components can be combined with the Sunfix plus pitched roof mounting system

Aerodynamic design for suction effect on the flat roof

Ridge gap for rear ventilation of module

Integration of equipotential bonding / grounding

Additional ballasting possible with walkway panels or gravel

Transport friendly and pre-assembled kit

Dimensioning: minimum 3 x 2 aero duo – exceptions with higher ballasting possible



Daikin Altherma 3 H HT Heat Pump E-Series



High temperature air-to-water heat pump
Heating, cooling and domestic hot water



reddot design award
winner 2019





847

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Designed to withstand
the coldest climate
conditions

Made in Europe, for Europe

The new Daikin Altherma 3 H HT E-Series is designed to perform reliably, whatever the weather. This single fan outdoor unit achieves some of the highest efficiencies and lowest sound levels in the market. The sleek design makes it an aesthetically pleasing solution for all settings.

The Altherma H HT E-Series is a heat pump system designed for the renovation market. Available with both an integrated water tank and wall mounted indoor options, it delivers excellent performance and provides leaving water temperatures of up to 70°C. Environmentally friendly, the system uses R32 refrigerant, with GWP (Global Warming Potential) of just 675.

With the upgraded E-Series, we have introduced some new advanced features, including cloud connectivity and a Wireless LAN adaptor for the residential App control, Smart Grid compatibility and upgraded software for improved performance.

Features and benefits

- › Ideal for boiler replacement, due to its high leaving water temperature (LWT)
- › LWT of 70°C down to -15°C with heat pump operation only
- › Operation range down to -28°C
- › Updated software for better performance

Easy and quick installation:

- › No F-gas licence needed - only water connection between indoor and outdoor unit
- › Sealed refrigerant circuit in outdoor unit - no risk of refrigerant leakage
- › All hydraulic components accessible from the top
- › Wall mounted and integrated water tank variants

Easy configuration and commissioning:

- › Configuration in 9 easy steps via the MMI controller (User Interface)
- › Selection and configuration via HSN

Cloud-ready:

- › Comes pre-fitted with the cloud and app control functionality. Simply insert the included SD card into the indoor unit to initiate
- › Comes with the in-built smart grid connections

BLUEvolution

Bluevolution technology combines a specially developed compressor and R32 refrigerant. Daikin is a global pioneer: the first to have launched heat pumps using R32. With a lower Global Warming Potential (GWP), R32 is equivalent in power to standard refrigerants, but achieves higher energy efficiency and lower CO₂ emissions.

Easy to recover and reuse, R32 is the perfect solution for attaining the new CO₂ emission targets.

R-32

Main features

1. WLAN/SD card included with the indoor unit.
2. Compatible with both integrated and wall mounted indoor variants.
3. In-Built Smart Grid connections for the solar PV connectivity.
4. Upgraded software for better performance.

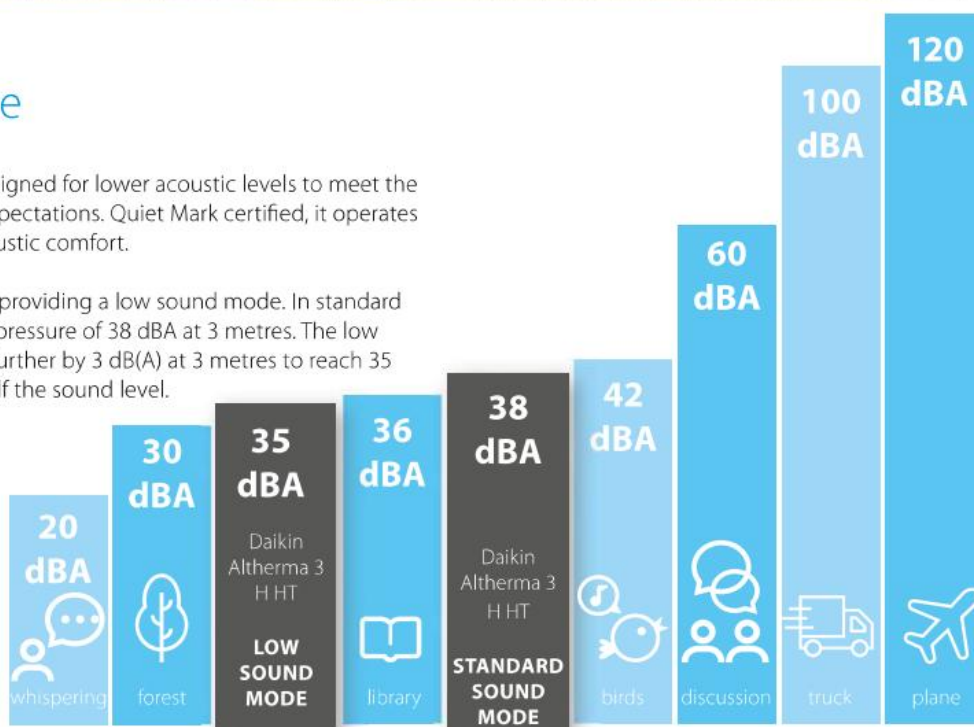
Meeting modern society's expectations



The comfort of silence

The Daikin Altherma 3 H HT has been designed for lower acoustic levels to meet the needs of urban areas and homeowner expectations. Quiet Mark certified, it operates at whisper-quiet levels for maximum acoustic comfort.

The system offers enhanced flexibility by providing a low sound mode. In standard sound mode, the unit produces a sound pressure of 38 dBA at 3 metres. The low sound mode reduces the pressure even further by 3 dB(A) at 3 metres to reach 35 dBA, representing a real reduction of half the sound level.



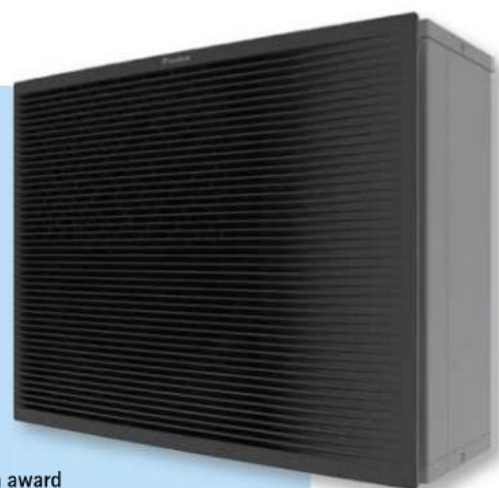
Award-winning design

Along with acoustic comfort, specific attention has been given to the design of the outdoor unit. It has been designed to blend seamlessly into the home environment.

The black front horizontal grill conceals the fan inside, while the matt grey casing blends discreetly with the surrounding architecture. Winner of IF and reddot design awards 2019.



reddot design award
winner 2019



Innovation At the heart of our concerns

Thanks to the latest design developments, the Daikin Altherma 3 H HT is the pinnacle of acoustic comfort and heating performance. Several major components have been enhanced to achieve this excellence - such as a double injection compressor and a single fan even on large capacity units - all wrapped up in a brand-new casing.

A redesigned casing

The black front grill of horizontal lines hides the fan from view, reducing the perception of the sound produced by the unit.

The light grey casing better reflects the environment in which the unit is installed, helping it to blend in with any decor.

This unique design has already received multiple design awards.

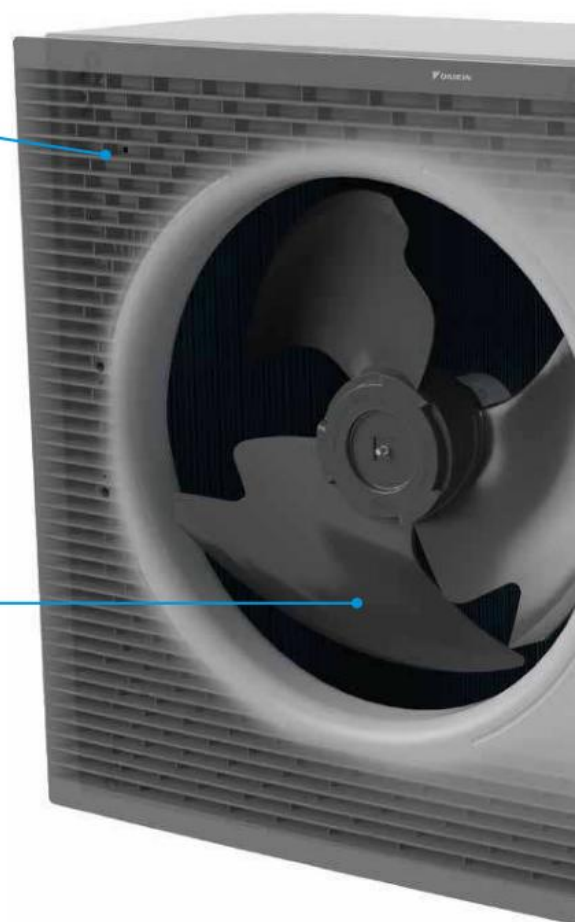


reddot design award
winner 2019

A single fan for high capacities

The single fan is slightly larger, replacing the usual double fan for high-capacity units.

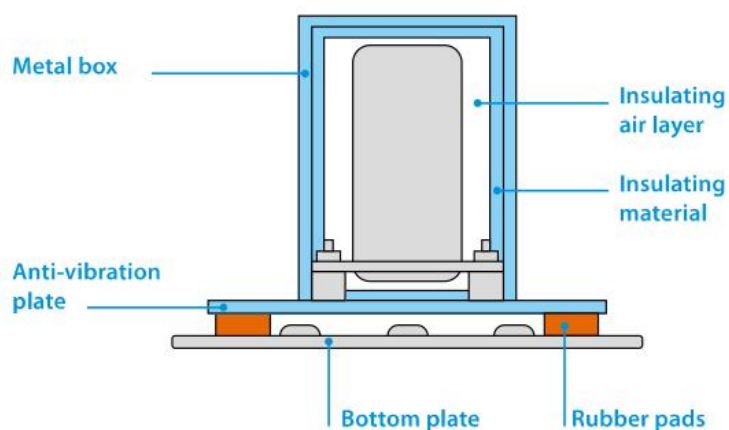
The shape of the fan has also been reviewed to reduce the contact surface with the air, therefore reducing the sound level by improving the air circulation.



Compressor insulation and anti-vibration

Compressor sound power has been reduced by improving absorption and insulation.

The compressor has been designed with three-layer insulation of air, insulation material and a metal box. The unit also benefits from double sound reduction by using rubber pads between the bottom plate and the vibration plate under the compressor, thereby maximising absorption.



New double injection compressor

Daikin Europe joined forces with Daikin Japan to develop world class components for this unique system. The Daikin Altherma 3 H HT compressor is able to deliver a high leaving water temperature of 70°C on its own.

Moreover, Daikin is a pioneer in launching heat pumps using R-32. With a lower Global Warming Potential (GWP), the R-32 is equivalent in power to standard refrigerants, but achieves higher energy efficiency and lower CO₂ emissions. Easy to recover and reuse, R-32 is the perfect solution for attaining the new European CO₂ emission targets.

Unrivalled capacities

With these new developments, the Daikin Altherma 3 H HT achieves the best performances illustrated in the energy labels:



Daikin Altherma 3 H HT Wall mounted unit

Daikin wall mounted unit

The Daikin Altherma 3 H HT split wall mounted unit offers heating and cooling with optimum flexibility for a quick and easy installation.

High flexibility for installation and domestic hot water connection

- › Inclusion of all hydraulic components means no third-party components are required
- › PCB board and hydraulic components are located in the front for easy access
- › Compact dimensions allow for small installation space, as almost no side clearances are required
- › The unit's sleek design blends in with other household appliances
- › Combine with a stainless steel domestic hot water tank

Heating and cooling



Example of installation with a stainless steel domestic hot water tank.

Daikin Altherma 3 H HT

Wall mounted **heating only** and **reversible** air-to-water heat pump

- › Inclusion of all hydraulic components means no third-party components are required
- › PCB board and hydraulic components are located in the front for easy access
- › Compact dimensions allows for small installation space, as almost no side clearances are required
- › The unit's sleek design blends in with other household appliances
- › Combine with a stainless steel domestic hot water tank
- › Heat pump operation down to -28°C



Indoor Unit (wall hung)			Heating Only		Heating and Cooling	
			ETBH16E6V	ETBH16E9W	ETBX16E6V	ETBX16E9W
Compatible outdoor unit			EPRA14-18DV/DW1	EPRA14-18DV/DW1	EPRA14-18DV/DW1	EPRA14-18DV/DW1
Compatible DHW Cylinders			EKHWSU-D	EKHWSU-D	EKHWSU-D	EKHWSU-D
User interface (Must be ordered separately)			BRC1HHD(W/S/K)	BRC1HHD(W/S/K)	BRC1HHD(W/S/K)	BRC1HHD(W/S/K)
Function			Heating Only	Heating Only	Reversible	Reversible
Dimensions	Height x Width x Depth	mm	840 x 440 x 390	840 x 440 x 390	840 x 440 x 390	840 x 440 x 390
Operating range	Heating	°C	+18 to +70	+18 to +70	+18 to +70	+18 to +70
	Cooling	°C	-	-	+5 to +25	+5 to +25
	Domestic hot water ^[1]	°C	+10 to 75	+10 to 75	+10 to 75	+10 to 75
Pump	No. of speeds		Inverter controlled	Inverter controlled	Inverter controlled	Inverter controlled
Expansion vessel volume	litres		10	10	10	10
Minimum water volume	litres		20	20	20	20
Minimum flow rate	l/min		25	25	25	25
Water connections	inch		1" (female)	1" (female)	1" (female)	1" (female)
Backup heater power supply ^[2]	Phase		1~ / 3~	3~	1~ / 3~	3~
	Frequency	Hz	50	50	50	50
	Voltage	V	230	400	230	400
	Maximum capacity ^[3]	kW	6 (2 step)	9 (2 step)	6 (2 step)	9 (2 step)
	Maximum running current	A	26	13	26	13
	Recommended fuse rating ^[4]	A	20	20	20	20

Notes

- [1] Tank temperature up to 75°C possible with booster heater only operation (if available in the system).
- [2] Power supply is for backup heater only. Indoor unit switch box and circulation pump are supplied via the outdoor unit
- [3] Backup heater steps electronically setup on the indoor unit interface.
- [4] 4 pole 20A curve 400V tripping class C (refer to wiring diagram)

Outdoor Units			Single Phase			Three Phase	
			EPRA14DV3	EPRA16DV3	EPRA18DV3	EPRA14DW1	EPRA18DW1
Description			Class 14	Class 16	Class 18	Class 14	Class 18
Dimensions ^[1]	Height x Width x Depth	mm	990 x 1270 x 460	990 x 1270 x 460	990 x 1270 x 460	990 x 1270 x 460	990 x 1270 x 460
Weight		kg	146	146	146	151	151
Nominal capacity	Heating (a/b)	kW	10.17 / 10.12	11.57 / 11.51	12.11 / 12.04	10.39 / 10.26	11.82 / 11.67
	Cooling (c/d)	kW	10.55 / 6.90	11.51 / 7.88	12.46 / 8.86	10.55 / 6.90	11.51 / 7.88
Seasonal space heating efficiency (Heating Only Indoor Unit)	Space heating (Average climate) 35°C	Class	A+++	A+++	A+++	A+++	A+++
		Efficiency	177	177	177	186	186
		SCOP	4.51	4.51	4.51	4.71	4.71
	Space heating (Average climate) 55°C	Class	A++	A++	A++	A++	A++
		Efficiency	140	140	140	140	140
		SCOP	3.58	3.58	3.58	3.57	3.57
Seasonal space heating efficiency (Reversible Indoor Unit)	Space heating (Average climate) 35°C	Class	A+++	A+++	A+++	A+++	A+++
		Efficiency	180	180	180	180	180
		SCOP	4.57	4.57	4.57	4.57	4.57
	Space heating (Average climate) 55°C	Class	A++	A++	A++	A++	A++
		Efficiency	142	142	142	142	142
		SCOP	3.62	3.62	3.62	3.63	3.63
COP	Heating (e/f)		4.86 / 3.70	4.86 / 3.70	4.86 / 3.70	4.50 / 3.56	4.50 / 3.56
EER	Cooling (c/d)		4.13 / 2.70	4.11 / 2.69	4.09 / 2.68	4.13 / 2.70	4.11 / 2.69
Operation range	Heating	°C	-28 to +35	-28 to +35	-28 to +35	-28 to +35	-28 to +35
	Cooling	°C	+10 to +43	+10 to +43	+10 to +43	+10 to +43	+10 to +43
	Domestic Hot water	°C	-28 to +35	-28 to +35	-28 to +35	-28 to +35	-28 to +35
Sound pressure / power level	Heating	dBA	43 / 54	44 / 54	48 / 54	43 / 54	48 / 54
	Cooling	dBA	43 / 54	44 / 54	48 / 54	43 / 54	48 / 54
Refrigerant charge	R-32	kg	4.2	4.2	4.2	4.2	4.2
Water Connections (Diameter)		inch	1" (Male)	1" (Male)	1" (Male)	1" (Male)	1" (Male)
Piping length OU to IU ^[2]		m	10 ^[2]	10 ^[2]	10 ^[2]	10 ^[2]	10 ^[2]
Power supply			1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	3-phase / 400V / 50Hz	3-phase / 400V / 50Hz
Recommended fuses	A		32	32	32	16	16

Nominal capacity and nominal input tested according to EN 14511

Heating (a): Ambient air temperature -2°CDB and leaving water temperature 55°C (A-2/W55). Heating (b): Ambient air temperature -2°CDB and leaving water temperature 65°C (A-2/W65)

Cooling (c): Ambient air temperature 35°C and leaving water temperature 18°C (A35/W18). Cooling (d): Ambient air temperature 35°C and leaving water temperature 7°C (A35/W7)

Heating (e): Ambient air temperature 7°CDB and leaving water temperature 35°C (A7/W35). Heating (f): Ambient air temperature 7°CDB and leaving water temperature 45°C (A7/W45)

Sound pressure / power measured according to EN 12102 under conditions of EN 14825

[1] Excludes aesthetic grill

[2] Spare pump capacity can be utilised to extend the interconnecting pipe length using the Daikin HSN pipe sizing tool.

Daikin Altherma 3 H HT

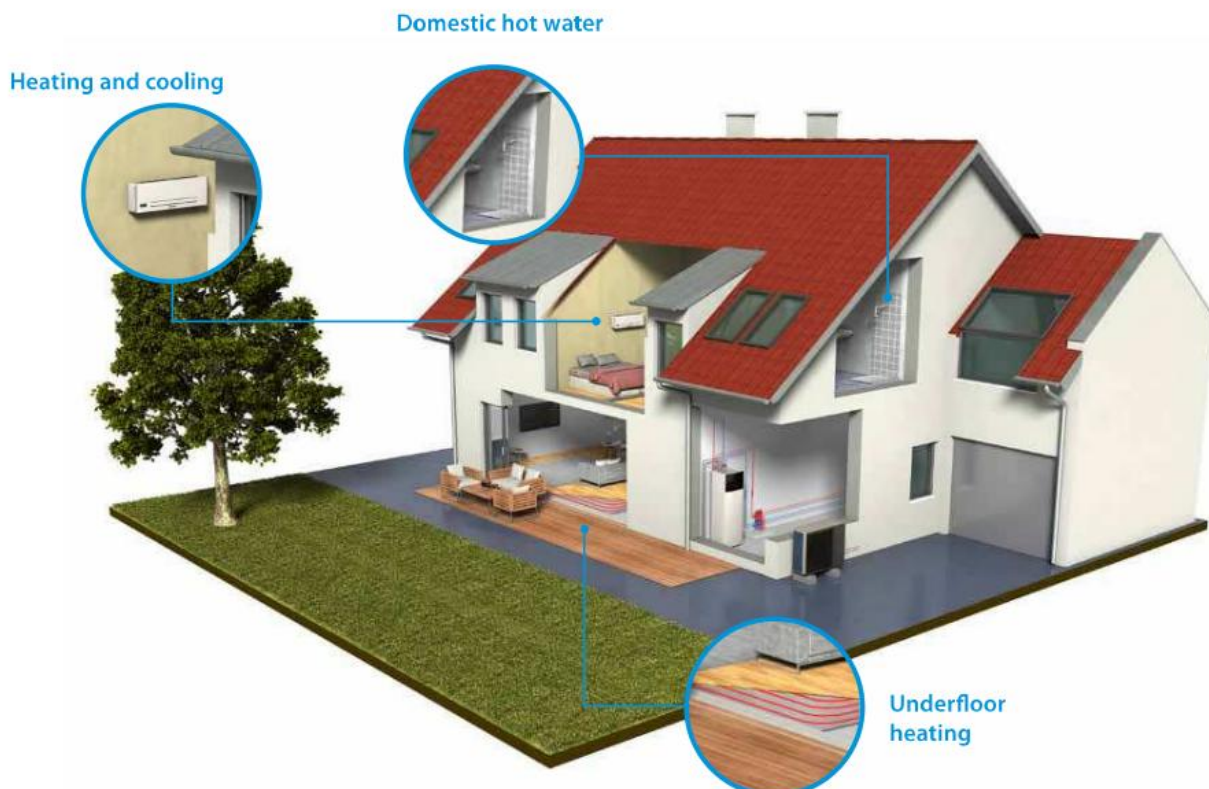
Floor standing unit with integrated tank

Daikin floor standing unit

The Daikin Altherma floor standing unit delivers heating and domestic hot water in one fully-integrated system.

All-in-one system to save installation space and time

- › Reduced footprint 595 x 600 mm
- › 180 or 230 litre tank options
- › All hydraulic components on top for easy installation and maintenance
- › Black top high-resolution MMI controller [User Interface] and Daikin Eye to show status
- › WLAN SD card supplied as standard for the Residential Control App as well as Cloud Interface
- › Smart Grid Ready



Daikin Altherma 3 H HT

Floor standing air-to-water heat pump
for heating and hot water

- › A combined stainless steel domestic hot water tank of 180 or 230L and heat pump for easy installation
- › Inclusion of all hydraulic components means no third-party components are required
- › PCB board and hydraulic components are located in the front for easy access
- › Small installation footprint of 595 x 625 mm
- › Integrated back-up heater of 6kW
- › Heat pump operation down to -28°C



Indoor Units (Floor Standing)			Single Phase	
			ETVH16SU18E6V	ETVH16SU23E6V
Compatible outdoor unit			EPRA14/16/18DV3/W1	EPRA14/16/18DV3/W1
User interface (must be ordered separately)			BRC1HDD(W/S/K)	BRC1HDD(W/S/K)
G3 Kit (must be ordered separately)			EKUHGW3D	EKUHGW3D
Function			Heating only	Heating only
Casing	Colour		White	White
	Material		Resin + Sheet Metal	Resin + Sheet Metal
Dimensions	Height x Width x Depth	mm	1,650 x 595 x 625	1,850 x 595 x 625
Weight	Unit / Packed Unit	kg	109 / 126	118 / 135
Operating range	Heating	Min-Max.	10°C - 63°C	10°C - 63°C
	DHW	Max.	63°C ^[1]	63°C ^[1]
Sound power level	Nom.	dBA	44	44
Sound pressure level	Nom.	dBA	30	30
Tank	Water Volume	Litres	180	230
	Maximum water pressure	bar	10	10
	Material		Stainless steel (EN 1.4521)	Stainless steel (EN 1.4521)
	Load profile EN16147		L	XL
	Standing heat loss	W	56	73
	Energy efficiency rating		C	B
Hydraulic characteristics	Standing heat loss @ 45K dT	kWh/24h	1.8	1.4
	Water connections Indoor / outdoor	inch	G 1" (female)	G 1" (female)
	Water connections DHW / Recirc	inch	G 3/4" (female)	G 3/4" (female)
	Water connections Space heating	inch	G 1" (female)	G 1" (female)
Minimum water volume		litres	20	20
Minimum flow rate		l/min	20	20
Backup heater power supply ^[2]	Phase		1~ / 3~	1~ / 3~
	Frequency	Hz	50	50
	Voltage	V	230	230
	Maximum capacity	kW	6 (2 step) ^[3]	6 (2 step) ^[3]
	Maximum running current	A	26	26
	Recommended fuse rating	A	20 ^[4]	20 ^[4]

Notes - Indoor unit

- [1] Tank temperature up to 75°C possible with booster heater only operation (if available in the system).
- [2] Power supply is for backup heater only. Indoor unit switch box and circulation pump are supplied via the outdoor unit
- [3] Backup heater steps electronically setup on the indoor unit interface.
- [4] 4 pole 20A curve 400V tripping class C (refer to wiring diagram)

Notes - Outdoor unit

- [1] Excludes aesthetic grill
- [2] Spare pump capacity can be utilised to extend the interconnecting pipe length using the Daikin HSN pipe sizing tool.

Outdoor Units			Single Phase			Three Phase	
			EPRA14DV3	EPRA16DV3	EPRA18DV3	EPRA14DW1	EPRA18DW1
Description			Class 14	Class 16	Class 18	Class 14	Class 18
Dimensions ^[1]	Height x Width x	mm	990 x 1270 x 460	990 x 1270 x 460	990 x 1270 x 460	990 x 1270 x 460	990 x 1270 x 460
Weight		kg	146	146	146	151	151
Nominal capacity	Heating (a/b)	kW	10.17 / 10.12	11.57 / 11.51	12.11 / 12.04	10.39 / 10.26	11.82 / 11.67
	Cooling (c/d)	kW	10.55 / 6.90	11.51 / 7.88	12.46 / 8.86	10.55 / 6.90	11.51 / 7.88
Seasonal space heating efficiency (Heating Only Indoor Unit)	Space heating (Average climate)	Class	A+++	A+++	A+++	A+++	A+++
		Efficiency	177	177	177	186	186
	35°C	SCOP	4.51	4.51	4.51	4.71	4.71
	Space heating (Average climate)	Class	A++	A++	A++	A++	A++
		Efficiency	140	140	140	140	140
	55°C	SCOP	3.58	3.58	3.58	3.57	3.57
Seasonal space heating efficiency (Reversible Indoor Unit)	Space heating (Average climate)	Class	A+++	A+++	A+++	A+++	A+++
		Efficiency	180	180	180	180	180
	35°C	SCOP	4.57	4.57	4.57	4.57	4.57
	Space heating (Average climate)	Class	A++	A++	A++	A++	A++
		Efficiency	142	142	142	142	142
	55°C	SCOP	3.62	3.62	3.62	3.63	3.63
COP	Heating (e/f)		4.86 / 3.70	4.86 / 3.70	4.86 / 3.70	4.50 / 3.56	4.50 / 3.56
EER	Cooling (c/d)		4.13 / 2.70	4.11 / 2.69	4.09 / 2.68	4.13 / 2.70	4.11 / 2.69
Operation range	Heating	°C	-28 to +35	-28 to +35	-28 to +35	-28 to +35	-28 to +35
	Cooling	°C	+10 to +43	+10 to +43	+10 to +43	+10 to +43	+10 to +43
	Domestic Hot water	°C	-28 to +35	-28 to +35	-28 to +35	-28 to +35	-28 to +35
Sound pressure / power level	Heating	dBA	43 / 54	44 / 54	48 / 54	43 / 54	48 / 54
	Cooling	dBA	43 / 54	44 / 54	48 / 54	43 / 54	48 / 54
Refrigerant charge	R-32	kg	4.2	4.2	4.2	4.2	4.2
Water Connections (Diameter)		inch	1" (Male)	1" (Male)	1" (Male)	1" (Male)	1" (Male)
Piping length OU to IU ^[2]		m	10 ^[2]	10 ^[2]	10 ^[2]	10 ^[2]	10 ^[2]
Power supply			1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	3-phase / 400V / 50Hz	3-phase / 400V / 50Hz
Recommended fuses	A		32	32	32	16	16

Nominal capacity and nominal input tested according to EN 14511

Heating (a): Ambient air temperature -2°CDB and leaving water temperature 55°C (A-2/W55). Heating (b): Ambient air temperature -2°CDB and leaving water temperature 65°C (A-2/W65)

Cooling (c): Ambient air temperature 35°C and leaving water temperature 18°C (A35/W18). Cooling (d): Ambient air temperature 35°C and leaving water temperature 7°C (A35/W7)

Heating (e): Ambient air temperature 7°CDB and leaving water temperature 35°C (A7/W35). Heating (f): Ambient air temperature 7°CDB and leaving water temperature 45°C (A7/W45)

Sound pressure / power measured according to EN 12102 under conditions of EN 14825



Accessories

Accessory Ref	Description
BRC1HHDW	Madoka Heating - White
BRC1HHDS	Madoka Heating - Silver
BRC1HHDK	Madoka Heating - Black
EKRELSG	Smart grid relay kit (high voltage)
AFVALVE1	Anti-freeze valve for glycol free systems (two required per heat pump)
EKPCCAB4	PC cable – to upload field settings from PC to unit
EKRSC1	Optional remote temperature sensor for outdoor unit*
KRCS01-1	Optional remote temperature sensor for indoor unit*
EKRP1HBA	Optional PCB kit for remote alarm monitoring, run and fault indication and bivalent operation
EKRP1AHT	Optional PCB for upto 4 digital inputs for power limitation
UK.FF600H150	Pair of flexi-feet for mounting outdoor unit, 150mm tall**
UK.CBR2XXL-B	Wall bracket for outdoor unit (250 Kg, 780mm long arm, 2 arms, black)
UK.DT4	Condensate drip tray (1420 x 550 x 50mm)
K.DTFB	Floor bracket kit to mount drip tray to pair flexi-feet or wall bracket
K.HOSE750	Pair of flexible hoses (Length 750mm, 19mm tough PVC coated insulation, 1" FBSP x 28mm compression)
K.HOSE750EL	Pair of flexible hoses with elbow (Length 750mm, 19mm tough PVC coated insulation, 1" FBSP x 28mm compression)
EKUMBPART	Third party tank connection kit for dry pocket (contains 3 way valve, tank sensor and contactor)
BRP069A71	Residential Controller App (See note)
K.ELECMETV	Electric meter for domestic RHI - Single-phase (Metering for performance compliant) MID Class A electric meter to measure the electricity consumption of the Daikin Altherma heat pump
K.ELECMETW	Electric meter for domestic RHI - Three-phase (Metering for performance compliant) MID Class A electric meter to measure the electricity consumption of the Daikin Altherma heat pump
EKCC8-W	Sequence Controller
DCOM-LT/O	Daikin Altherma I/O (Sequence Controller/Voltage/Resistance/Smart Grid) Gateway
DCOM-LT/MB	Daikin Altherma Modbus Gateway

Notes:

- i) * Only one optional remote sensor can be installed. Sensor connects to indoor unit.
- ii) ** Recommended to achieve minimum outdoor unit ground clearance of 150mm.
- iii) SD Card BRP069A78 is supplied as standard. This option will only be required in case of bad connectivity in location of the indoor unit

Domestic hot water tank

Hot water heating installation options

✓ Stainless steel domestic hot water tank



EKHWSU-D

Comfort

- › Available in 150, 180, 200, 250 and 300 litres in stainless steel EKHWSU-D

Efficiency

- › High-quality insulation keeps heat loss to a minimum
- › Efficient temperature heating: from 10°C to 50°C in only 60 minutes

Reliability

- › At necessary intervals, the unit can heat up water up to 60°C to prevent the risk of bacteria growth

EKHWSU-D

Hot Water Cylinder

Domestic hot water cylinder			SB.EKHWSU150/EKEXP	SB.EKHWSU180/EKEXP	SB.EKHWSU200/EKEXP	SB.EKHWSU250/EKEXP	SB.EKHWSU300/EKEXP
Description			150L unvented cylinder (Including EKEXPVES)	180L unvented cylinder (Including EKEXPVES)	200L unvented cylinder (Including EKEXPVES)	250L unvented cylinder (Including EKEXPVES)	300L unvented cylinder (Including EKEXPVES)
Suitable for			R32 Split and Monobloc systems				
Energy efficiency class			B	B	B	B	B
Standing heat loss (ErP)	W		45	50	55	60	68
Storage volume	litres		145	174	192	242	292
Standing heat loss	kWh/24h		1.1	1.2	1.3	1.4	1.6
Max water temperature	°C		75	75	75	75	75
Booster heater capacity	kW		3	3	3	3	3
Power supply			1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	1-phase / 230V / 50Hz	1-phase / 230V / 50Hz
Recommended fuses	A		20	20	20	20	20
Height	mm		1015	1175	1283	1553	1763
Diameter	mm		595	595	595	595	595
Empty weight	kg		45	50	53	58	63
Material inside cylinder			Stainless steel (EN 1.4521)	Stainless steel (EN 1.4521)	Stainless steel (EN 1.4521)	Stainless steel (EN 1.4521)	Stainless steel (EN 1.4521)
Piping connections (diameter)	Water inlet H/E	inch	3/4 " (female)	3/4 " (female)	3/4 " (female)	3/4 " (female)	3/4 " (female)
	Water outlet H/E	inch	3/4 " (female)	3/4 " (female)	3/4 " (female)	3/4 " (female)	3/4 " (female)
	Cold water in	inch	3/4 " (female)	3/4 " (female)	3/4 " (female)	3/4 " (female)	3/4 " (female)
	Hot water out	inch	3/4 " (female)	3/4 " (female)	3/4 " (female)	3/4 " (female)	3/4 " (female)

Features:

- › This stainless steel unvented cylinder is the ideal partner for Daikin Altherma R32 Split and Low temperature monobloc systems
- › Fitted with a 3kW immersion heater as standard
- › Quick and easy installation with semi pre-plumbed G3 safety kit included
- › Supplied with 3-way valve

Always in control



NEW

Voice control

To provide even more comfort and ease, the Daikin Residential Controller App now offers voice control. This hands-free feature cuts down on clicks to manage units faster than ever before.

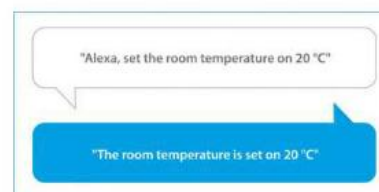
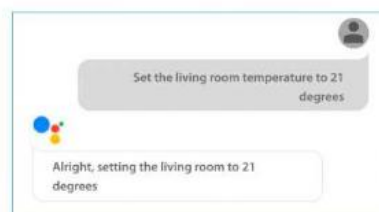
Cross-functional and multilingual, voice control pairs well with any smart device, including Google Assistant and Amazon Alexa.



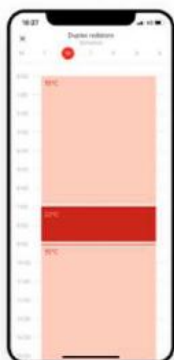
works with the
Google Assistant



amazon alexa



Example of using the voice control via Amazon Alexa



Schedule

Set up a programme outlining when the system should operate, and create up to six actions per day.

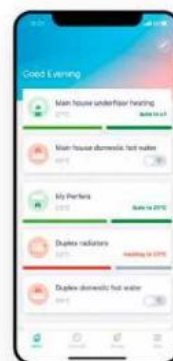
- ☒ Schedule room temperature and operation mode
- ☒ Enable holiday mode to save costs



Monitor

Receive a thorough overview of how the system is performing and how much energy it consumes.

- ☒ Check the status of the heating system
- ☒ Access energy consumption graphs (day, week, month)



Control

Customise the system to fit your lifestyle and year-round comfort levels.

- ☒ Change room and domestic hot water temperature
- ☒ Turn on powerful mode to boost hot water production

Scan the QR code
to download the app now



Function availability depends on the system type, configuration and operation mode. The app functionality is only available if both the Daikin system and the app have a reliable internet connection.



Madoka for Heating



reddot award 2018
winner



The beauty of simplicity



Silver
RAL 9006 (metallic)
BRC1HHD5



Black
RAL 9005 (matt)
BRC1HHDK



White
RAL 9003 (glossy)
BRC1HHDW

User-friendly wired remote controller with premium design

Intuitive control with a premium design:

The smooth curves of the Madoka for Heating controller offer a sleek, refined shape which is distinguished by its striking blue circular display. Presenting a clear visual reference with large easy to read numbers, the controller features are accessed through three touch buttons, which combine intuitive control with easy adjustability for an enhanced user experience.

Three colours to match any interior design:

Madoka for Heating will perfectly complement any interior design scheme. Silver has a sophisticated finish to suit any interior or application, while Black is an ideal match for darker, stylish interiors and White offers a sleek, modern look.

Easily-set operation parameters:

Setting and fine-tuning your controller is simple and helps attain higher energy savings and more comfort. The system enables you to select the space operation mode (heating, cooling or automatic), set the desired room temperature and control the domestic hot water temperature.

Easy update via Bluetooth:

It is strongly recommended that the user interface has the latest software version. To update the software or check if updates are available, you need a mobile device and the Madoka Assistant app. This app is available from Google Play and the Apple Store



www.daikin.co.uk/madoka

Daikin Altherma HPC

Floor standing model



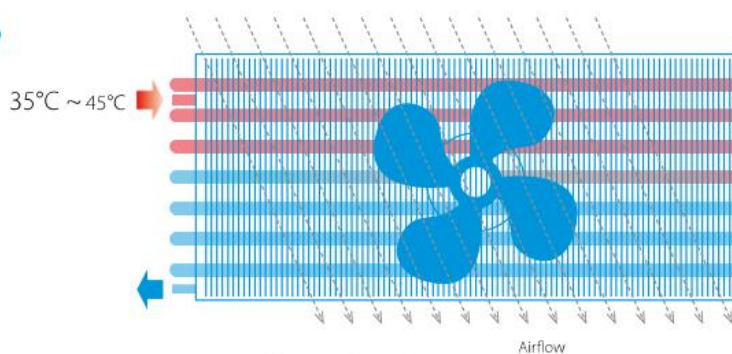
By providing cooling and heating, Daikin Altherma HPC is compatible with underfloor piping and can replace outdated radiators. Available in three models (floor standing, wall mounted and concealed), its silent operation makes it an ideal choice for living rooms and bedrooms.



What is a heat pump convector?

A heat pump convector operates in a similar manner to a radiator; both use convection to heat a room. A radiator creates convection by running water through its pipes. However, with a heat pump convector, a radiator's convection process is faster because there is a small fan behind it speeding up the heating cycle.

A heat pump convector creates the same room temperature as a traditional radiator, but with lower water temperatures in the radiator. This contributes to direct energy savings for users.

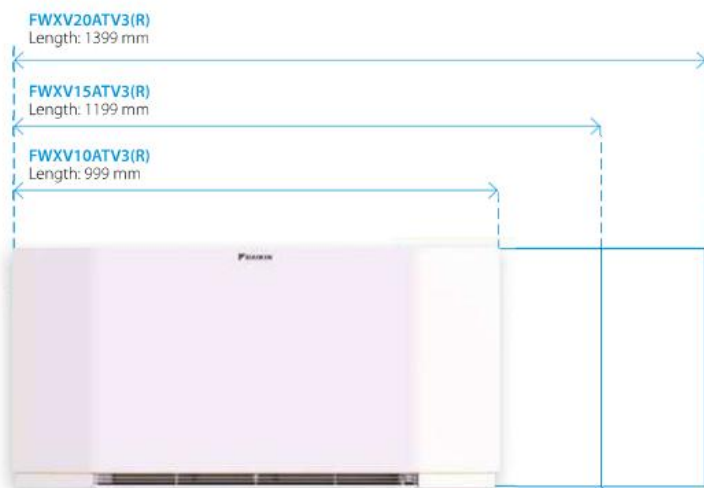


- › Optimised for new build houses
- › Can be selected at low water temperature (35°C) making it ideal for heat pump applications.



Slim design

Measuring just 135mm in depth, the slim design of the floor standing Daikin Altherma HPC makes it the perfect fit for any house or apartment.



Fast and high capacity

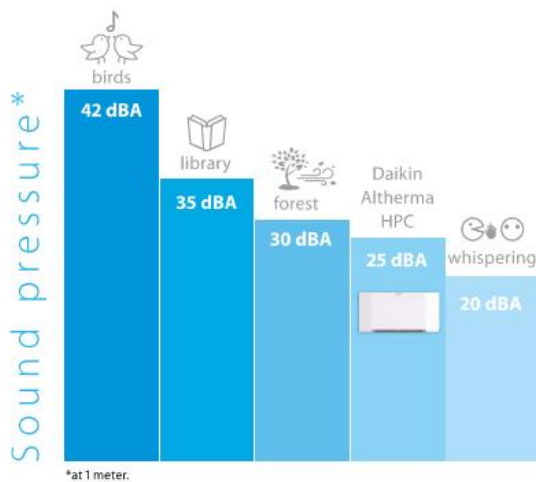
The Daikin Altherma HPC combines the advantages of residential underfloor heating and radiators. It delivers high-capacity heating or cooling at speed, and can be selected at ultra-low temperatures (35/30°C regime).





Discreet

As the unit reaches its set point, a continuous modulating fan gradually reduces its speed and creates less noise. The unit's sound pressure measures 25dB(A) at 1m when the fan is on a low-speed setting.



DC inverter

Daikin Altherma HPC uses the latest technologies to consume less electricity down to 3W of standby power input.



Controls

Choose from a wide range of controllers to find the design and functionality you require.

EKRTCTRL1



- > Built-in controller
- > Fully modulating
- > Multi colour display

EKRTCTRL2



- > Built-in controller
- > 4 speed selection

EKWHCTRL1



- > Wall controller
- > Fully modulating
- > In combination with EKWHCTRL0

EKPCBO



- > Built-in controller
- > ON/OFF
- > In combination with external thermostats



Modulated airflow

When there is less heating demand, the unit modulates its airflow to slow down the fan rate, and in the process, lowers the operational sound. A standard ON/OFF fan running simultaneously at full speed can increase sound pressure.



*Only applicable for EKRTCTRL1, EKWHCTRL1



Perfect combination

This heat pump convector fits perfectly within the Daikin Altherma 3 range.

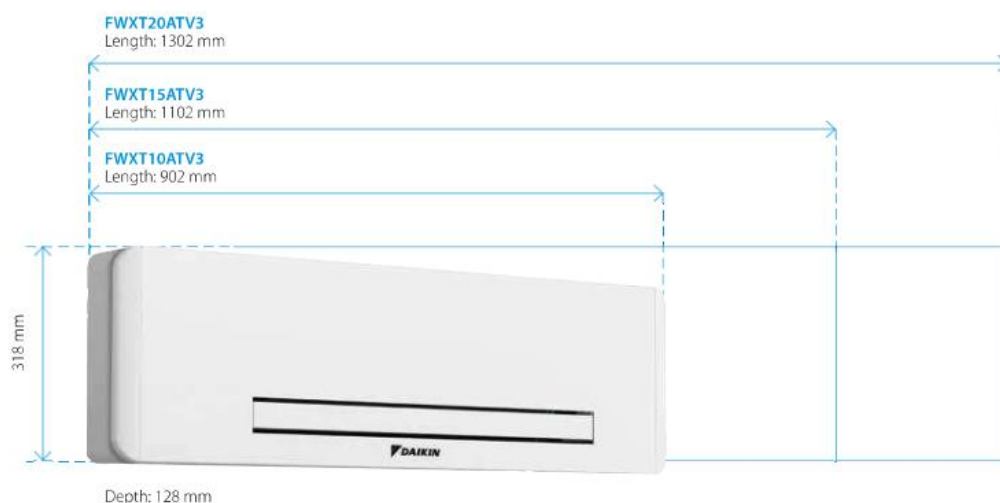


Wall mounted model



Slim design

Daikin Altherma HPC is a compact unit made of a design metal casing including all valves.



Controls

Fully modulating controller allowing remote control of the unit.

EKWHCTRL1



- > Wall controller
- > Fully modulating



Compactness



1

SLIM DEPTH

Depth of 129 mm is an outstanding technical achievement that ensures the best fitting into any residential dwelling.

2

MORE SPACE FOR VALVES

A wide and accessible space for hydraulic valves ensures easy, hassle-free installation.

3

MODULATED AIRFLOW

When heating demand is reduced, the unit modulates airflow to slow down the fan and minimise operational sound.

Concealed model



Slim design

Blue dimensions are for the front cover.



Controls

EKWHCTRL1



- > Wall controller
- > Fully modulating
- > In combination with EKWHCTRL0



Flexible installation

The Daikin Altherma HPC unit can be installed in four ways, making it suitable for installation in almost every setting. The unit can be positioned either horizontally or vertically as required. Three different possibilities are available for horizontal ceiling installation:

- > Horizontal cover panel and vertical grill for air outlet
- > Horizontal intake grill and vertical grill for air outlet
- > Horizontal in and out grills for air outlet



Stand By Me

A complete customer after-care solution

With your customer's new Daikin installation and Stand By Me warranty and maintenance options, you can rest assured they are benefiting from the best comfort, energy efficiency, usability and service available on the market. Stand By Me provides an easy way to hand over the system to your customer. Simply complete the commissioning details on standbyme.daikin.co.uk, add your customer's email address and they will receive a code so they can create an account on Stand By Me and select their warranty and maintenance options.



Installation database

Stand By Me provides a live dashboard of your project leads and, once the system is commissioned, your existing installations. So you can review and manage which products were installed, where and when.



Easy commissioning

Hand over couldn't be simpler either. Simply complete the commissioning details, add your customer's email address and they will receive a code so they can create an account on **Stand By Me** and select their warranty and maintenance options.



End user warranty registration

Warranty registration (previously on KEY) is now all done on **Stand By Me**. Once you've commissioned the system and emailed the code to your customer, your database will show you if the end-user has completed the warranty registration and the length of time remaining on their warranty*.



Installation database

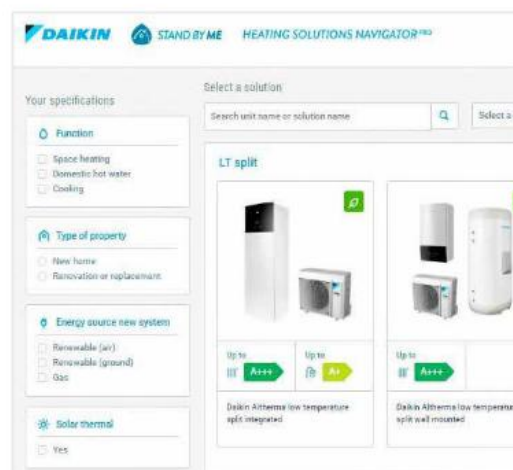
Stand By Me means that social housing providers no longer need physical access to properties in order to read meters for RHI reports. Remote monitoring of meters on **Stand By Me** provides a daily summary of the energy produced, consumed and the system efficiency, which can be submitted to Ofgem for RHI reporting. The Daikin remote metering cloud has been designed specifically for Daikin Altherma Hybrid systems and connects with your installed meters to provide all the information needed for quarterly RHI reporting.

Heating Solutions Navigator

The Heating Solutions Navigator is a versatile toolkit on Stand By Me, which brings together all the tools required to complete the design and selection of a system and allows you to showcase Daikin heating solutions to your customers.

The Heating Solutions Navigator helps you to:

- › Quickly see the wide array of Daikin Heating Solutions available
- › Check all the options specifically for your installation
- › Link easily to the installation specific literature
- › Estimate the required heat load – from a simple snapshot to a detailed room-by-room calculation
- › Use the embedded Pipe Sizing tool to calculate the maximum hydronic piping length from the indoor unit to the outdoor unit
- › Create custom made piping and wiring diagrams
- › Use the flue gas selection tool for gas based solutions
- › Set the configuration of your installation
- › Compare economic and environmental benefits of the Daikin system versus a conventional heating installation
- › Store all your leads on your Stand By Me account
- › Track projects from lead, installation and commissioning to inviting your customers to select after-sales services



daikin.co.uk

National Heating Installer Hub: 01932 879070

Heating Services Contact Centre: 01932 879271

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LRB-2023-10**22/01789/FLL – Alterations and extension to
dwellinghouse, Strawberrybank, Golf Course Road,
Blairgowrie, PH10 6LF**

REPRESENTATIONS

Development Management

From: Planning Consultations <PlanningConsultations@scottishwater.co.uk>
Sent: 04 November 2022 14:07
To: Development Management
Subject: Scottish Waters response - 22/01789/FLL | Alterations and extension to dwellinghouse | Strawberrybank Golf Course Road Blairgowrie PH10 6LF

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

22/01789/FLL | Alterations and extension to dwellinghouse | Strawberrybank Golf Course Road Blairgowrie PH10 6LF

Good Afternoon,

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

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on 0800 389 0379 or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Kind regards,

Ruth Kerr

Technical Analyst
North Regional Team

Strategic Development
Development Services
Dedicated Freephone Helpline: 0800 389 0379

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/01789/FLL

Our ref DAT

Date 16 November 2022

Tel No 01738 476481

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

22/01789/FLL RE: Alterations and extension to dwellinghouse Strawberrybank Golf Course Road Blairgowrie PH10 6LF

I refer to your letter dated 2 November 2022 in connection with the above application and have the following comments to make.

Environmental Health Recommendation

I have no objection in principle to the application but recommend the under noted condition be included on any given consent.

Comments

This application is for alterations and extension to an existing dwellinghouse, Strawberrybank, Golf Course Road, Blairgowrie and includes the installation of 2 air source heat pumps (ASHP's) on the Northeast elevation and roof mounted solar panels.

Noise

Supporting information supplied with the application states that the models to be installed are a Daikin Altherma ASHP which typically has a measured sound pressure level ranging from 43-48dB(A) at 1m dependant on the exact model to be installed.

The World Health Organisation (WHO) issued guidance in 1999 in relation to noise, at which time it was recommended that the following sound levels should be maintained: Leq50-55dB(A) in outdoor living areas, Leq35dB(A) in internal living areas and Leq30dB(A) in bedrooms. This guidance is consistent with BS8233:2014 which recommends the following sound level ranges: Leq30-40dB(A) in living areas and Leq30-35dB(A) in bedrooms.

Given the distance attenuation to neighbouring properties these levels should be achievable for airborne noise allowing for 10-15dB reduction by a partially open window.

The sound levels recommended in the guidance do not take into account the relative noise level at octave frequency bands. Fixed plant of this type can create noise which has characteristics that are not adequately quantified by means of a Leq limit. I would therefore recommend the standard plant noise condition be attached to any given consent.

Glint & Glare

Solar panels are to be installed on two sections of flat roof on the property. Given the position, orientation and size of the solar panels and distance attenuation to residential properties I do not foresee glare from the installation affecting the residential amenity of neighbouring properties.

Therefore, whilst I have no objections to the application, I would recommend the following condition be attached to any given consent.

Condition

EH10 All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

