

LRB-2023-32 - 23/00453/FLL – Erection of a dwellinghouse, land 35 metres east of Gateside Cottage, Forteviot

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr And Mrs Roberts
c/o MCADS
Matthew Cowan
28 King Street
Perth
PH2 8JB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **20th June 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00453/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 26th April 2023 for Planning Permission for **Erection of a dwellinghouse Land 35 Metres East Of Gateside Cottage Forteviot Perth**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

- 1 The proposal is contrary to policy 17 Rural Homes of National Planning Framework 4 as it fails to meet any of the criteria within Policy 17a) and is not suitably scaled, sited or designed to be in keeping with the character of the area.
- 2 The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.
- 3 The proposal is contrary to Policy 1A and 1B, Placemaking, of the Perth and Kinross Local Development Plan 2 (2019). The proposed development would not contribute positively to the built and natural environment due to its exposed position combined with the siting, design and lack of a landscape framework.
- 4 The site is designated as prime agricultural land (category 2). The proposal is contrary to policy 50 (Prime Agricultural Land) of the Perth and Kinross Local Development Plan 2 (2019) which does not support development on such land outwith settlement boundaries unless it is necessary to meet a specific established need.

- 5 The proposal is contrary to Policy 39 (Landscape) of the Perth and Kinross Local Development Plan 2 (2019) as it has not been demonstrated through assessment against a landscape capacity study that the site is appropriate for the development and meets the criteria in Policy 39 that seeks to maintain and enhance the landscape qualities of Perth and Kinross.

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

09

10

11

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00453/FLL	
Ward No	P7- Strathallan	
Due Determination Date	25th June 2023	
Draft Report Date	19th June 2023	
Report Issued by	PB	Date 19th June 2023

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 35 Metres East Of Gateside Cottage Forteviot
Perth

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

Full planning permission is sought for the erection of a dwellinghouse on land 35 metres to the east of Gateside Cottage near Forteviot. The site is around 3km to the north east of Dunning and to the southwest of Forteviot. There is a cluster of buildings to the north and west of the site across a B classified public road. Gateside Cottage lies immediately to the west on the same site as the site with a large new detached property to the south of Gateside Cottage. This new property was granted following appeal to the Local Review Body (19/01870/FLL).

The proposed site contains two sheds, one approved under Prior Notification (12/01598/PNA) to support a small scale agricultural business. The site is now laid to grass and has a hedge along its roadside boundary and along the southeastern boundary which extends beyond the site to border other land in the applicants ownership.

The site is within the Ochil Hills Special Landscape Area and is identified as Class 2 prime agricultural land.

The proposal is for a large 4/5 bed detached dwellinghouse with accommodation over two levels. It measures around 30 metres in length and 12 metres in width at the widest point. The height to the roof ridge is around 8.3 metres. Finishes are a mix of stone, render and vertical timber boarding around dormer windows on the front and rear elevations and on the east facing gable. The design is similar to the recently constructed property on the other side of Gateside Cottage. The application appears to mirror this new house in design and siting although this proposal includes an attached rather than detached garage.

The house is sited on a roughly north south axis close to the southeastern boundary of the site and midway between north and south site boundaries. The house will be

set within a generous area of land measuring around 3000 square metres. A gas supply pipe runs through the site which restricts development on part of the land.

Access to the site is onto the B934 public road. The existing access is to be upgraded to improve visibility.

SITE HISTORY

00/00359/FUL Extension to house and erection of new garage at 4 April 2000
Application Approved

18/01598/PNA Erection of an agricultural storage building 11 October 2018
Application Approved

22/02159/FLL Alterations and extension to dwellinghouse 14 March 2023 Application
Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: None.

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

Policy 1: Tackling the Climate and Nature Crisis
Policy 2: Climate Mitigation and Adaptation
Policy 3: Biodiversity
Policy 4: Natural Places
Policy 13: Sustainable Transport
Policy 17: Rural Homes

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 1A: Placemaking

Policy 5: Infrastructure Contributions

Policy 19: Housing in the Countryside

Policy 26A: Scheduled Monuments and Archaeology: Scheduled Monuments

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 39: Landscape

Policy 41: Biodiversity

Policy 50: Prime Agricultural Land

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 53E: Water Environment and Drainage: Water Supply

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Housing in the Countryside](#) (adopted in 2020)
- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

NATIONAL GUIDANCE

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

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

Scottish Water

Capacity for water supply. No Scottish Water waste water infrastructure in the area. Private treatment options required.

Transportation And Development

No objection subject to condition and informative with regard to access specification.

Environmental Health (Contaminated Land)

No adverse comments to make on the application. A search of the historic records did not raise any concerns regarding ground contamination.

Development Contributions Officer

Developer contributions required:

Education: 1 x £5,164

Transport Infrastructure: 1 x £2,742

REPRESENTATIONS

1 representation was received objecting to the house design and its similarity to the existing new house recently completed (Myretown House) on a site nearby.

The fact that the design is nearly identical to Myretown House is not a material planning consideration. Design in general will be considered in the report below.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

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

Policy 9 b) of NPF4 states that proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.

Policy 17 of NPF4 promotes the development of rural homes. In particular support is given to development in previously inhabited areas with greater constraint being applied in areas of pressure. The Local Development Plan will identify the different approaches for different areas. NPF4 policy intent with regard to rural homes is to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes in the right locations.

Policy 17 sets out 8 criteria for the development of suitably scale, sited and designed development that is in keeping with the character of the area. This proposal does not meet any of these criteria:

The site :

- i. Is not allocated for housing;
- ii. is not brownfield land;
- iii. does not reuse a redundant building;
- iv. does not secure a historic asset;
- v. is not necessary to support the sustainable management of a viable rural business;
- vi. is not retirement succession of a viable farm holding;
- vii. is not subdivision of an existing residential dwelling; and
- viii. does not reinstate a former dwellinghouse or is a one-for-one replacement of an existing permanent house.

NPF4 takes precedence over the Local Development Plan. However, the proposal is also contrary to policy 19 of the LDP.

The site is outwith any settlement boundary as defined in the Perth and Kinross Local Development Plan 2 (2019). Policy 19 Housing in the Countryside applies to

this proposal. This supports proposals for the erection of houses in the countryside subject to them falling into at least one of the following categories:

- 1) building Groups
- 2) infill sites
- 3) new houses in the open countryside on defined categories of sites as set out in section 4 of the Supplementary Guidance.
- 4) renovation or replacement of houses
- 5) conversion or replacement of redundant non-domestic buildings.
- 6) development on rural brownfield land.

Policy 19 of the LDP (2) is supplemented by the Housing in the Countryside Guide November 2020.

In this case the only section of the policy and guide that is relevant to this site is Category 1) Building Groups. This states that consent will be granted for houses within building groups provided they do not detract from the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting.

A building group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are residential and / or business / agricultural nature. Small ancillary premises such as domestic garages and outbuildings will not be classed as buildings for the purposes of the policy.

In this case there are a collection of buildings in the area primarily to the north of the public road with two buildings: Gateside Cottage and a new house (Myretown House) to the south of the cottage. The proposed site does not meet the criteria of the policy for an extension of the building group. In particular the new house does not respect the scale and form of the existing group and will not be well integrated into the existing layout and building pattern. The new housing will detract from the visual amenity of the group when viewed from the wider landscape. The site also does not benefit from well established landscape features which will provide a suitable setting. Whilst there is a hedge along the northeastern boundary this does not give a sufficient landscape framework for the development. There is also no established boundary to the southeast of the site. The site is just one large field, previously operated as a small holding.

The principle of the development is therefore contrary to the NPF 4, policy 17, Rural Homes, and the Local Development Plan, Housing in the Countryside policy 19. It is also considered that the proposal is contrary to placemaking policies that seek to ensure that development makes a positive contribution to the built and natural environment, contrary to policies to protect prime agricultural land and to policies that seek to protect landscape character. Further discussion of these aspects is set out in the report below.

Design and Layout

The proposal is for a substantial detached dwellinghouse that is sited at a different angle and at some distance from other buildings in the area. Placemaking policy 1A requires development to contribute positively to the built and natural environment and policy 1B requires developments to meet a range of placemaking criteria. Criterion b) requires proposals to respect site topography. The site is in an exposed position and the siting of the house remote from the road and over 30 metres from the nearest building would make the development unduly prominent and incompatible with surrounding development. Existing development in the area is generally parallel to the road. This development is sited across the site creating an unnatural juxtaposition of buildings that do not relate well together. The proposal is trying to mimic the siting and design of the new house on the other side of Gateside Cottage. However by doing this the development would overwhelm the existing Gateside Cottage causing it to be overly dominated by two large, detached properties that are unrelated to the existing traditional buildings to the north of the public road. The proposal is therefore contrary to policy 1A in that it does not contribute positively to the built and natural environment and does not meet placemaking criteria set out in policy 1B.

Landscape

The site is within the Ochil Hills Special Landscape Area. LDP Policy 39 Landscape requires proposals, including individual developments, to demonstrate with reference to an appropriate landscape capacity study that they meet a number of criteria and do not conflict with the aim to maintain and enhance the landscape qualities of Perth and Kinross. In this case no such assessment has been made and as such the proposal is contrary to policy 39, Landscape.

Agricultural Land

The site is located on Class 2 agricultural land which is categorised as prime agricultural land. Policy 50, Prime Agricultural Land, does not support development on prime agricultural land outside of defined settlements unless it is necessary to meet a specific established need and there is no other suitable site available on non-prime land. The applicant has not demonstrated any specific agricultural or business need for the development or shown that this is the only site available for the development. Policy 50 seeks to protect prime agricultural land from development. Development of a house on this site would be contrary to policy 50.

Residential Amenity

The proposed dwellinghouse is over 30 metres from any neighbouring property. There will not be any adverse impact on residential amenity in terms of overlooking, impact on privacy or overshadowing. There is ample garden ground proposed for the property.

Visual Amenity

The development would be highly visible particularly when approaching from the northeast. The lack of a suitable landscape framework and proposed siting of the property would detract from the visual amenity of the area.

Roads and Access

The site is adjacent to the B934 public road. The application is being recommended for refusal. However if approved a condition and informative note with regard to the access specification has been requested by Transport Planning.

Drainage and Flooding

The development would connect to a public water supply however private arrangements for foul drainage infrastructure would be required. An indicative location for a septic tank and soakaway is indicated on the submitted plans.

Conservation Considerations

The site is not within a conservation area. There are no listed buildings in the vicinity. The proposal would not impact on any assets of cultural heritage interest.

Natural Heritage and Biodiversity

Policy 3 of NPF4 requires local development to conserve, restore and enhance biodiversity. This proposal includes additional planting but is quite limited in its contribution to nature recovery and in strengthening nature networks.

Developer Contributions

Primary Education

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

This proposal is within the catchment of Dunning Primary School.

A primary education contribution of £5,164 (1 x £5,164) is required.

Transport Infrastructure

The Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

The site is located in the 'Reduced' Transport Infrastructure contributions zone (Appendix 3 of the Supplementary Guidance)

A transport infrastructure contribution of £2,742 (1 x £2,742) is required.

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

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 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 Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons

- 1 The proposal is contrary to policy 17 Rural Homes of National Planning Framework 4 as it fails to meet any of the criteria within Policy 17a) and is not suitably scaled, sited or designed to be in keeping with the character of the area.
- 2 The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.
- 3 The proposal is contrary to Policy 1A and 1B, Placemaking, of the Perth and Kinross Local Development Plan 2 (2019). The proposed development would not contribute positively to the built and natural environment due to its exposed position combined with the siting, design and lack of a landscape framework.
- 4 The site is designated as prime agricultural land (category 2). The proposal is contrary to policy 50 (Prime Agricultural Land) of the Perth and Kinross Local Development Plan 2 (2019) which does not support development on such land outwith settlement boundaries unless it is necessary to meet a specific established need.

- 5 The proposal is contrary to Policy 39 (Landscape) of the Perth and Kinross Local Development Plan 2 (2019) as it has not been demonstrated through assessment against a landscape capacity study that the site is appropriate for the development and meets the criteria in Policy 39 that seeks to maintain and enhance the landscape qualities of Perth and Kinross.

Justification

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

Informatives

None.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

06

07

08

09

10

11



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100622857-001

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

Type of Application

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

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

Description of Proposal

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

Erection of dwelling on land (paddock) belonging to Gateside Cottage

Is this a temporary permission? * ☐ Yes ☒ No

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

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	MCADS		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Matthew	Building Name:	
Last Name: *	Cowan	Building Number:	28
Telephone Number: *		Address 1 (Street): *	king street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH2 8JB
Email Address: *			

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr. & Mrs	Building Name:	
First Name: *	.	Building Number:	
Last Name: *	Roberts	Address 1 (Street): *	
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

40m East of Gateside Cottage

Northing

717053

Easting

304162

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

3033.00

Please state the measurement type used:

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

Existing Use

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

Private use, paddock - see design statement.

Access and Parking

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

☒ Yes ☐ No

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

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ≤ Yes **T** No

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

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

2

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

4

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

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

T Yes ≤ No

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

≤ Yes – connecting to public drainage network

T No – proposing to make private drainage arrangements

≤ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

T New/Altered septic tank.

≤ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

≤ Other private drainage arrangement (such as chemical toilets or composting toilets).

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

T Discharge to land via soakaway.

≤ Discharge to watercourse(s) (including partial soakaway).

≤ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Treated foul waste via aerated septic tank, discharge to ground, surface water discharge to ground.

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

T Yes ≤ No

Note:-

Please include details of SUDS arrangements on your plans

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

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

☐ Yes

☐ No, using a private water supply

☐ No connection required

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

Assessment of Flood Risk

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

☐ Yes ☒ No ☐ Don't Know

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

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

☐ Yes ☒ No ☐ Don't Know

Trees

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

☒ Yes ☐ No

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

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Hard standing to be provided in non visible area to locate waste and recycling bins

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

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

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

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

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☐ Yes ☒ No

Certificate Required

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

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Signed: Matthew Cowan

On behalf of: Mr. & Mrs . Roberts

Date: 25/03/2023

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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

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

☐ Yes ☐ No ☐ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☐ Not applicable to this application

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

☐ Yes ☐ No ☐ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☐ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☐ Not applicable to this application

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

☐ Yes ☐ No ☐ Not applicable to this application

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

☐ Site Layout Plan or Block plan.

☐ Elevations.

☐ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	≤	Yes	T	N/A
A Design Statement or Design and Access Statement. *	T	Yes	≤	N/A
A Flood Risk Assessment. *	≤	Yes	T	N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	≤	Yes	T	N/A
Drainage/SUDS layout. *	≤	Yes	T	N/A
A Transport Assessment or Travel Plan	≤	Yes	T	N/A
Contaminated Land Assessment. *	≤	Yes	T	N/A
Habitat Survey. *	≤	Yes	T	N/A
A Processing Agreement. *	≤	Yes	T	N/A

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

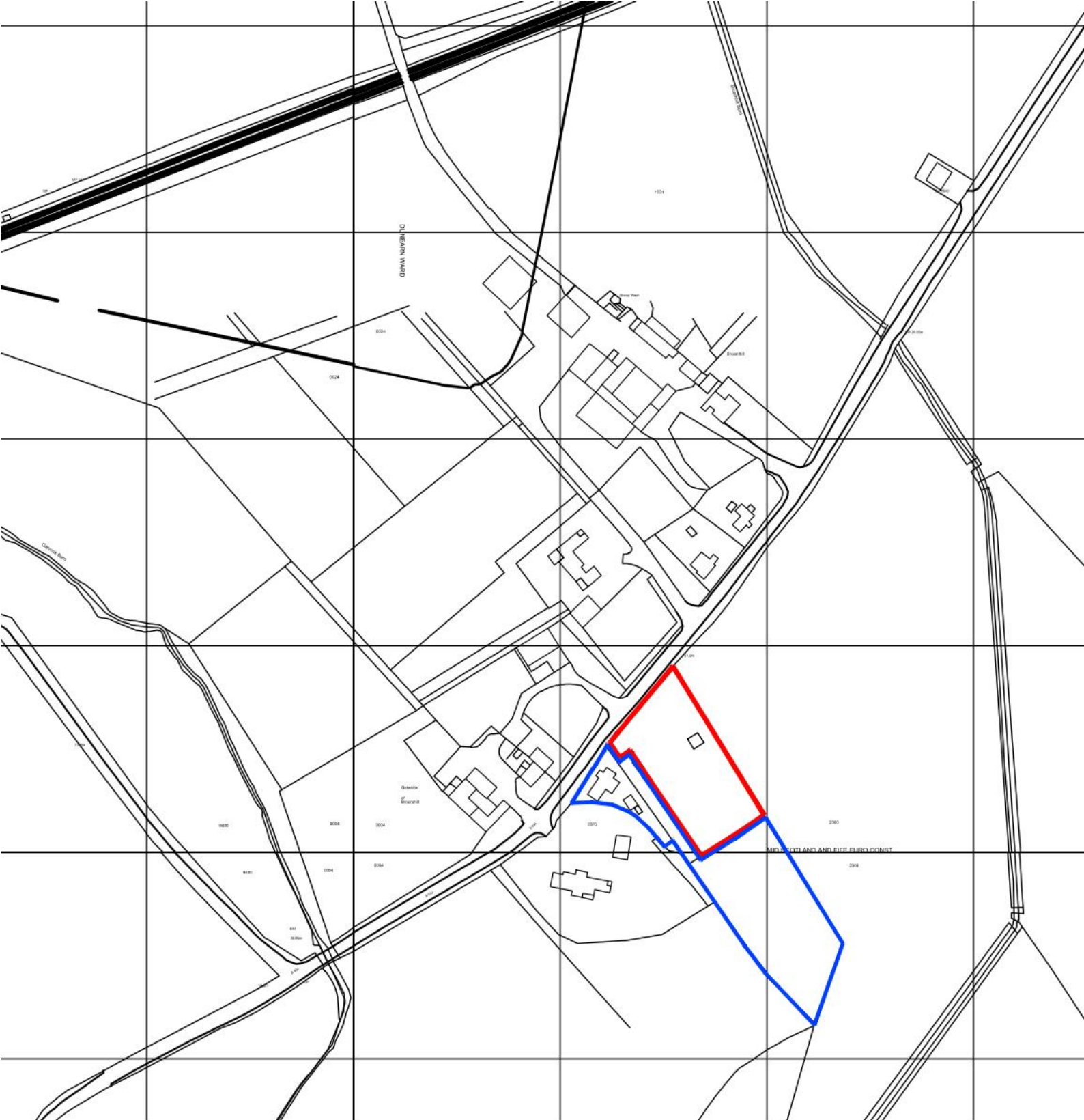
Declare – For Application to Planning Authority

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

Declaration Name: Mr Matthew Cowan

Declaration Date: 25/03/2023

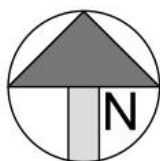
Payment Details



Rev A: Update 20-03-23

0m 50m 100m 150m 200m

Scale
1:2500



Matthew Cowan Architectural Design Services

Job

New Dwelling on Land at
Gateside Cottage, Forteviot,
Perth, PH2 9BU

Ref: A574 - 01A

Date 11/11/22

Drawing

Site Location

MCADS

07736 858 814

01738 587 816

MCADS.co.uk

28 King Street Perth PH2 8JB

Stage

Survey

Scale 1/2500

Client

Mr. & Mrs. Roberts

Size A4



Proposed 3D View - South West



Proposed 3D View - South East



Proposed 3D View - North East



Proposed 3D View - North West



Proposed Ground Floor 3D Cutaway View



Proposed First Floor 3D Cutaway View

Matthew Cowan Architectural Design Services	
New Dwelling at Gateside Cottage, Forteviot, Perth, PH2 9BU	<div> <div>Ref: A574 25</div> <div>Date: 18/02/23</div> </div>
3D Views	<div> <div>MCADS</div> <div>07736 858 814 01738 587 816 MCADS.CO.UK</div> </div>
SK 3 Mr. & Mrs. Roberts	<div> <div>Page: A1</div> </div>



Existing Photos Plan
1 : 400



Note: this drawing is to illustrate photo positions only and should be considered 'Not to Scale' no scale bar provided

Matthew Cowan Architectural Design Services	
Extension & Alterations to Gateside Cottage, Forteviot, Perth, PH2 9BU	A574 05 15/03/23
Existing Site Plan Illustrating Photo Locations	MCADS 07736 858 814 01738 567 816 MCADS.CO.UK 27 New Street, Perth, T12 6JH
Planning Mr. & Mrs. Roberts	1 : 400 A1



Existing Overall 3D view



Proposed Overall 3D view



Existing Context 3D View - North



Existing Context 3D View - West



Proposed Context 3D View - North



Proposed Context 3D View - West

Rev E: General update 19-03-23
 Rev D: General update after design meeting 07-03-23
 Rev C: General update after design meeting 21-02-23
 Rev B: General update after design meeting 23-01-23
 Rev A: Updates to road entrance area + gen update 23-12-22

Matthew Cowan Architectural Design Services	
Extension & Alterations to Gateside Cottage, Forteviot, Perth, PH2 9BU	<div> <div>Ref: A574 03E</div> <div>Date: 17/12/22</div> </div>
Site 3D views 1	<div> <div>MCADS</div> <div>07736 858 814</div> <div>01738 587 810</div> <div>MCADS.CO.UK</div> <div>24 King Street, Perth, PH2 0AB</div> </div>
Sketch Design Mr. & Mrs. Roberts	<div> <div>Date:</div> <div>Scale: A1</div> </div>



Existing Context 3D View - South



Existing Context 3D View - East



Proposed Context 3D View - South



Proposed Context 3D View - East

Rev A: General update 19-03-23

Matthew Cowan Architectural Design Services	
Extension & Alterations to Gateside Cottage, Forteviot, Perth, PH2 9BU	Loc: A574 04A Date: 07/03/23
Site 3D views 2	MCADS 07736 858 814 01738 587 816 MCADS.CO.UK <small>14 King Street, Perth, PH2 9BU</small>
Mr. & Mrs. Roberts	Date: A1



South Elevation
1: 100



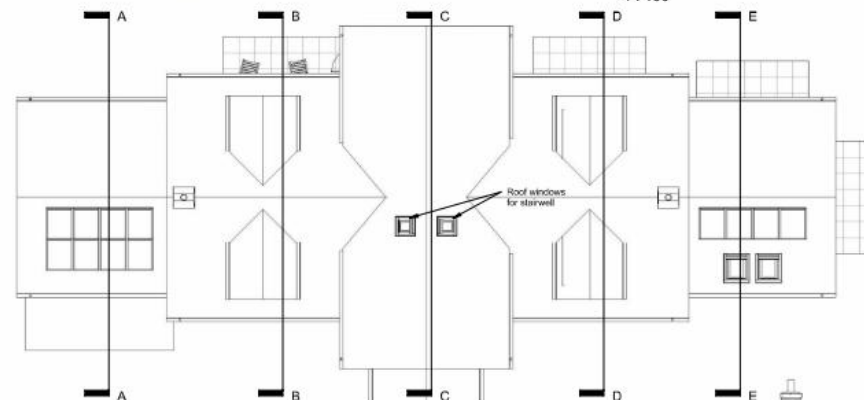
East Elevation
1: 100



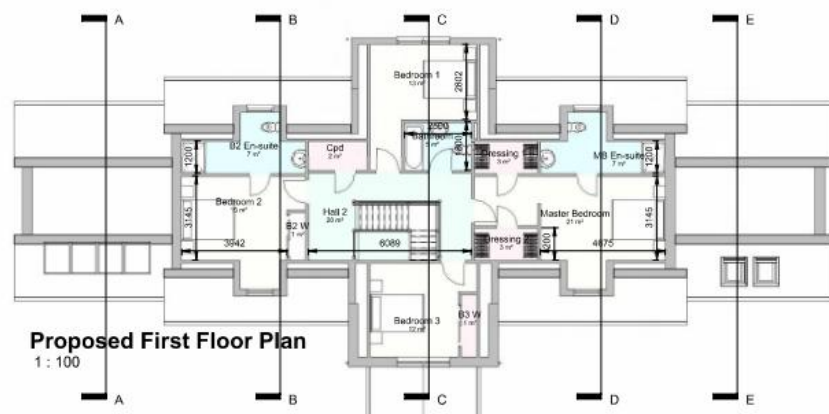
North Elevation
1: 100



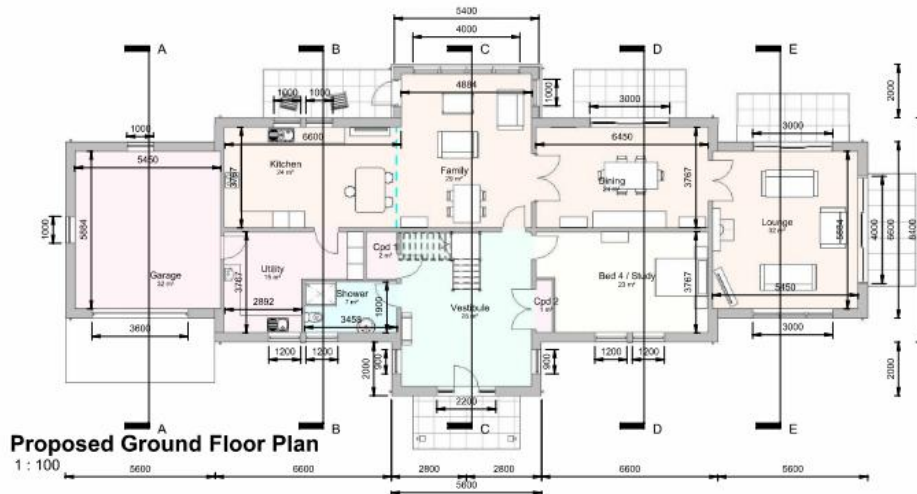
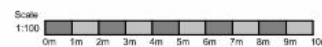
West Elevation
1: 100



Proposed Roof Plan
1: 100



Proposed First Floor Plan
1: 100



Proposed Ground Floor Plan
1: 100



Section A-A
1: 100



Section B-B
1: 100



Section C-C
1: 100



Section D-D
1: 100

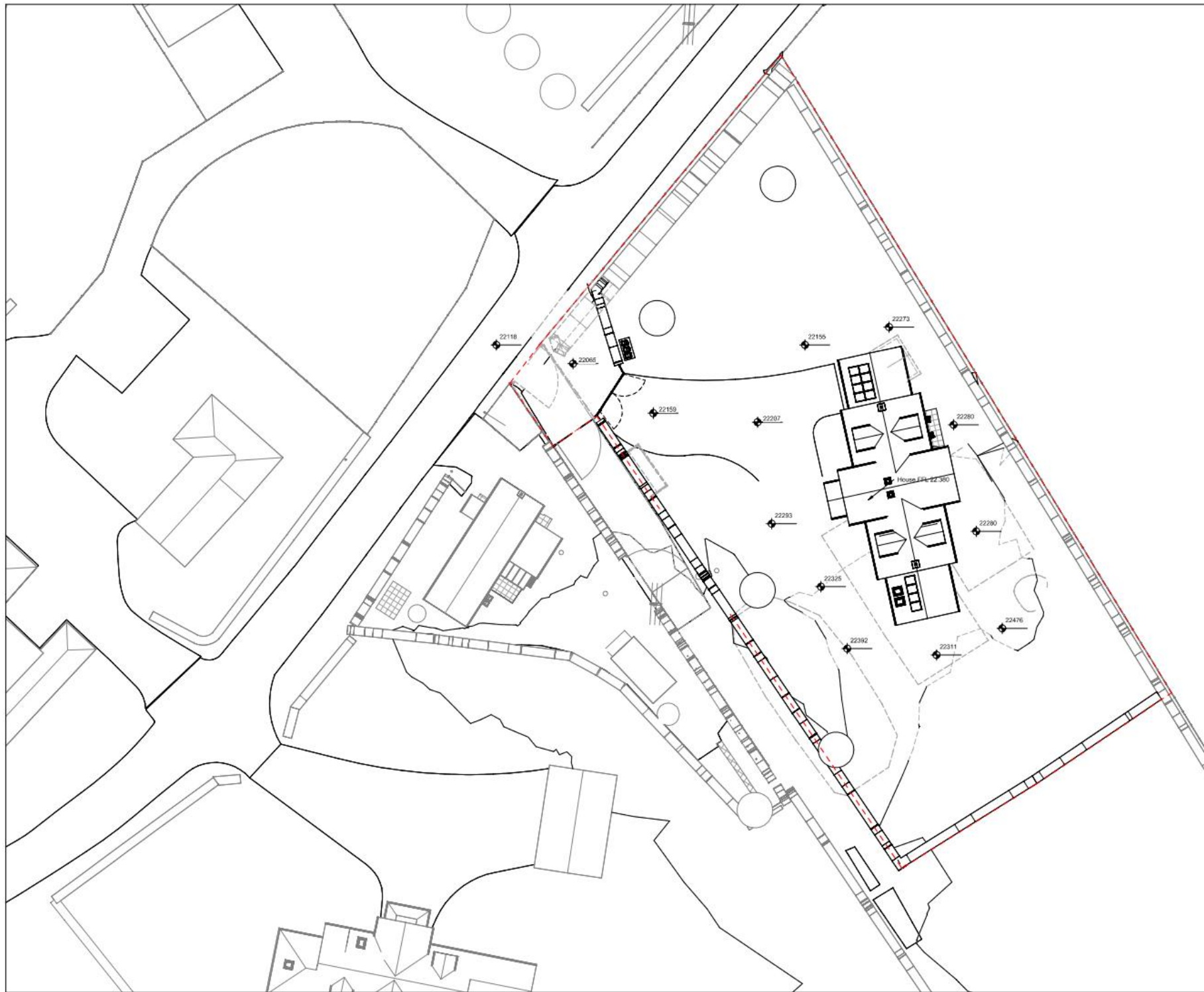


Section E-E
1: 100

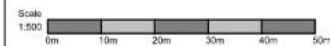
Rev A: Section lines format update 10-04-23

Matthew Cowan Architectural Design Services	
New Dwelling at Gateside Cottage, Forteviot, Perth, PH2 9BU	Loc: A574 24A Date: 18/02/23 Proposed Plans, Elevations and Sections
SK 3 Mr. & Mrs. Roberts	Scale: 1: 100 Sheet: A1

07736 858 814
01738 587 816
MCADS.CO.UK



Note: Levels shown are limited to locations where ground height could be adjusted - to illustrate that minimal ground height if any are proposed



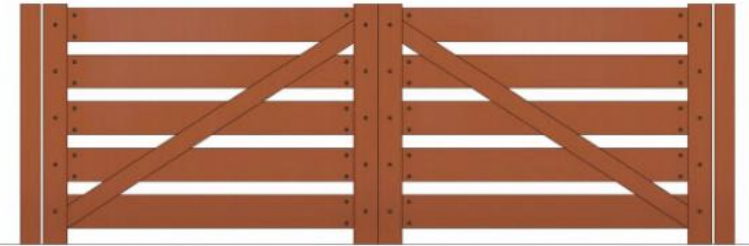
Matthew Cowan Architectural Design Services	
New Dwelling at Gateside Cottage, Forteviot, Perth, PH2 9BU	Ref: A574 12 Date: 10/04/23
Proposed Topography Plan	MCADS 07736 858 814 01738 587 816 MCADS.CO.UK 24 King Street, Perth, PH2 9BU
Planning Mr. & Mrs. Roberts	Scale: 1 : 200 Sheet: A1



Proposed North West Elevation
1 : 20



Proposed South West Elevation
1 : 20



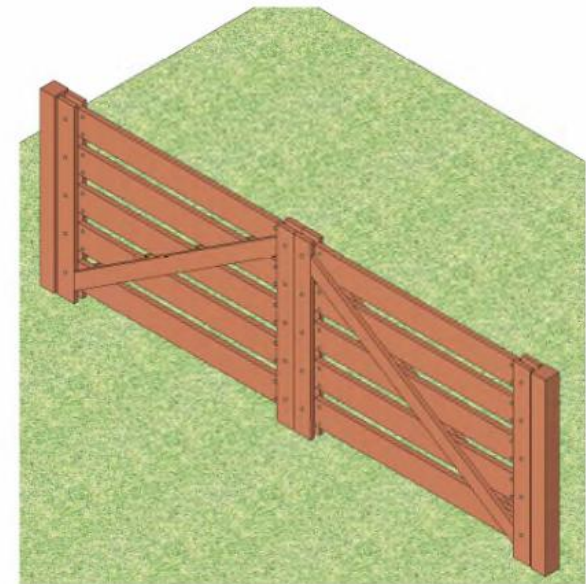
Proposed South East Elevation
1 : 20



Proposed Ground Floor Plan
1 : 20



Proposed North East Elevation
1 : 20

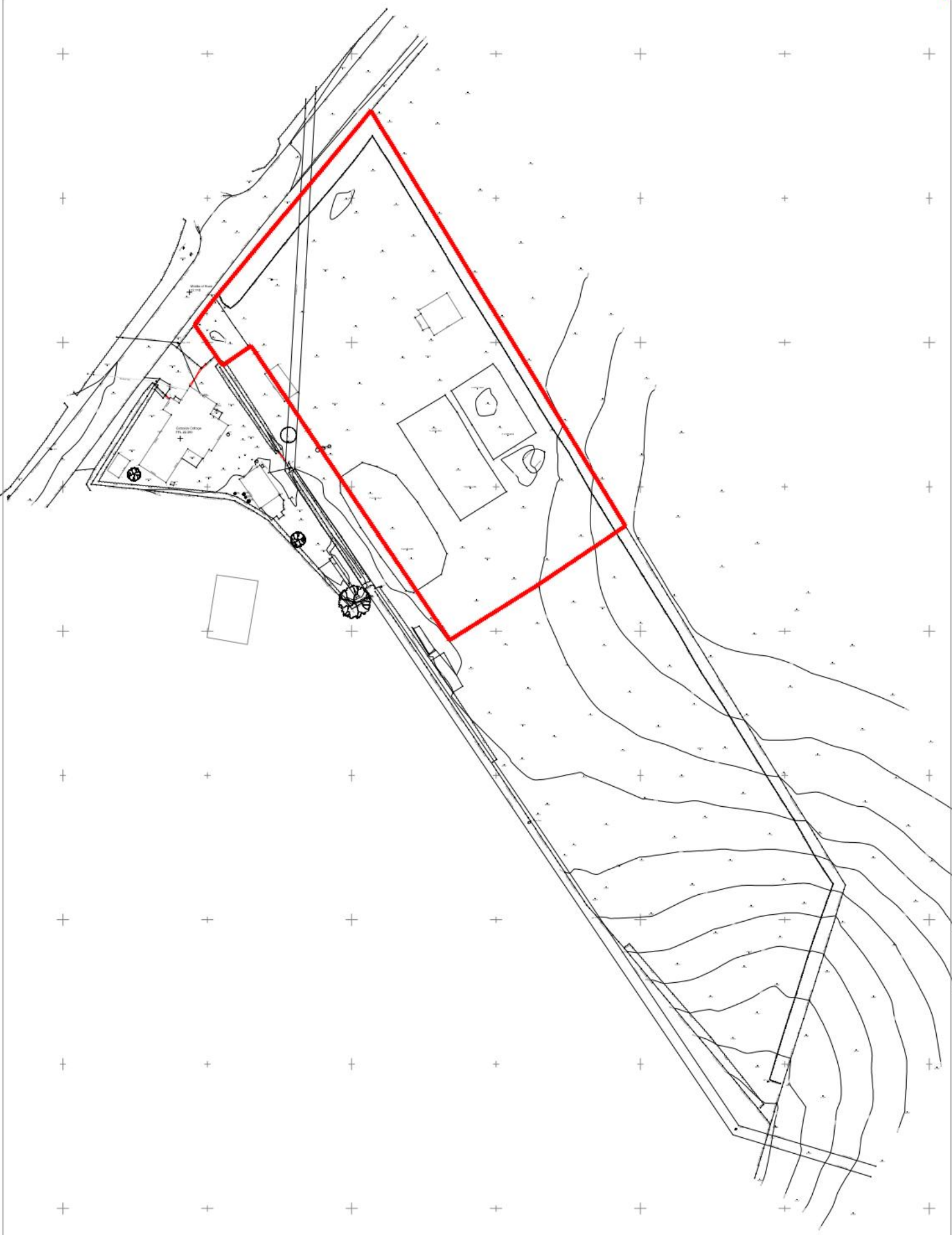


Proposed 3D View



Rev A: Scale bar added 21-04-23

Matthew Cowan Architectural Design Services	
Project New Dwelling at Gateside Cottage, Forteviot, Perth, PH2 9BU	Ref: A574_09A Date: 10/04/23
Subject Proposed Gate	<div>MCADS</div> <div>07736 858 814 01738 587 810 MCADS.CO.UK</div>
Client Planning Mr. & Mrs. Roberts	Scale: 1 : 20 Sheet: A1



Top: A: 100m for reference, version 01/01/2021

Matthew Cowan Architectural Design Services	
Site Name: New Dwelling on Land at Galeazzo Cottage, Forrest, Perth, PNG 6887	Project No: 2574-135 Date: 23/04/23
Topographical Survey - Full site	MCADS C:\THE WORKS\135\2574-135\MCADS\2574-135\MCADS.dwg
Topo Survey	Date: 5/2/23
By: B. Roberts	Ln: A0

REF: A574-DOC-30C
18 March 2023

MCADS

Matthew Cowan
MCADS
28 King Street
Perth
PH2 8JB

07736 858 814
01738 587 816
mail@MCADS.co.uk
www.MCADS.co.uk

DESIGN AND ACCESS - SUPPORTING
STATEMENT: ERECTION OF NEW
DWELLING ON LAND AT GATESIDE
COTTAGE, FORTEVIOT, PERTHSHIRE



Legal / Copyright / Disclaimer

This document has been prepared for the confidential use of applicant only and cannot be reproduced in whole or part. Nor can this be used by and third party for any use whatsoever, without MCADS express written authorisation. MCADS accepts no liability for the use of information in this document.

Overview

The proposal is to erect and form a One and a half storey dwelling on a defined area of land connected to an existing domestic property. We believe the proposal can be a positive addition to the local area whilst complying with relevant Planning policies.

Existing Site

The existing land to be utilised has been most recently used as a paddock. This portion of land has been tied to property 'Gateside Cottage' as a paddock for approx. 10 years.

The land has also been used for growing plants / vegetables – some in raised boxes, additionally apple trees, strawberries, potatoes. This is partly illustrated in recent satellite photos – although all of this has been in a domestic capacity (non-commercial) for Gateside Cottage.

The site had a previous outline planning approval several years ago.

The plot size is 3,033m² – this relates to the red line boundary on all drawings.

The boundary (red line) has mature hedges around the majority of the physical delineation of the land - with some areas being post and wire fences. This includes the adjoining boundary with Gateside Cottage

The remaining land (blue boundary) under same ownership is 4547m²

There is no flood risk – although no formal assessment has been carried out. Its local and wider topography along with nearby lower level watercourses highlight that there is no existing issues to allow for.

There is a gas main line that runs through the site as indicated on the site plans – this to some degree dictates the new property design, orientation and local position within the site. This has been taken into account allowing for tolerance.

Image below shows site satellite image approx. 2022



Proposed Site

Other than for access no new boundary treatment is proposed to the external footprint of the larger site. There is however a new internal hedge intended to be planted to tie in with the existing hedges.

The proposed site and in particular the area considered to become fully domestic – (land within the curtilage of the property) sits centrally relative to the larger group of buildings in this area.

We feel the domestic site area is suitable proportioned allowing plenty of natural space to surround the dwelling. The ground to property footprint is considered generous relative to the majority of nearby residential properties.

Context

The site sits within a settlement area known as 'Broomhill'. There are two residential properties to the south west, two residential properties to the West with adjacent agricultural building. A large residential property and agricultural building to the North West, Two residential properties to the North. There are three+ further residential houses and various farm related agricultural buildings just beyond this to the North.

The majority of the residential properties have some traditional features – i.e. a slate roof with stone or light render walls. The various agricultural buildings match the above or have corrugated metal walls and roofs.

A small wood known as 'Myretown Wood' sits to the south – the name suggesting possible reference to a historic settlement even further south of which there is now no observable evidence of its existence.

Planning

Recent nearby planning approvals including the creation of a 4 unit development via a 'steading conversion'.

There is no planning history on the area of land we propose to build on.

Proposed Paddock

The remaining portion of the paddock (the majority of the red line boundary) is to remain as a paddock e.g. for horses or possible grazing of animals.

History

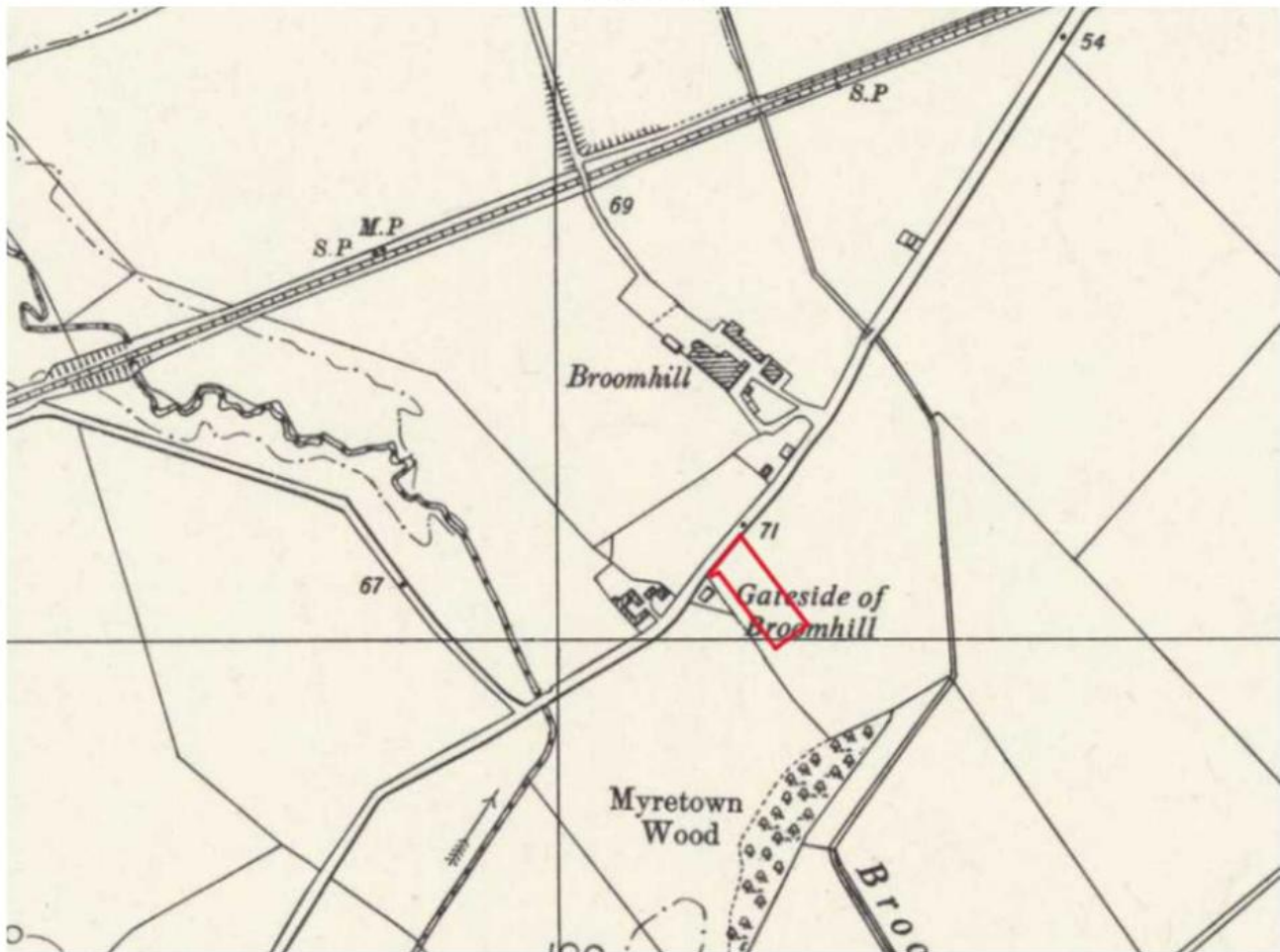
There is limited if any documented history of the immediate area.

It is understood the Gateside Cottage is around 70 years old.

Since Gateside Cottage was built – other buildings have been erected – both residential and rural leaning structures.

The most recent planning activity was for the erection of a detached dwelling with stand alone garage on the outskirts of the building group. Following its approval this was erected and is now fully complete.

Image below shows layout of buildings prior to 1958



Physical appearance

Our proposal is to create an attractive home that will compliment adjacent buildings around it. For example, a natural slate roof, with render and natural stone elements as highlights. It would tie in with the general shape, proportions and styling of adjacent properties.

The property has been designed to draw elements of the traditional structures around it, so for example the natural stone used is carried over to some walls, cills and surrounds of some windows.

Mock rendered chimney carry over the traditional styling of nearby properties. Similarly its storey and a half setup replaces some of the cottage style of nearby properties including Gateside Cottage

The private side of the dwelling to the south which is not exposed has an increased glazing to wall ratio to take advantage of solar gain and views into the private garden space and beyond.

The overall proposal would therefore tie in with the character of the local area and for example typical conservation areas and therefore should improve upon the structures in its vicinity.

The position of the existing gas mains pipe pushes the property to one side and suggests a more linear footprint design to sit within the more open space. Whilst this proportion can

be understood from plan view – the rest of property is designed to keep the overall shape in proportion by limiting full height walls to only the central part of the property for example.

Dimensions -the building is 30m long x 12m wide (deep) at maximum parts with the main part of the structure being 8.4m wide. The main roof has a height of 6.7m approx. which can a central perpendicular peak at 8.2m high.

We acknowledge that the majority of buildings in the local vicinity sit parallel to the road. The site constraint of an existing gas pipe has pushed some of the orientation. We note also that the size and orientation of our property creates some symmetry central to 'Gateside Cottage' when compared with 'Myretown House'

Access

The access would primarily be from the B934 Road. A new entrance area would be formed – (upgraded from an existing access). This entrance sits on the edge of slight concave curve in the road.

The new entrance would provide generous access area – this creates improved visibility. It also allows for the possibility of a vehicle entering the site whilst another is about to exit. This property provides ample storage of bicycles for carbon free transport to nearby shops.

Parking

The sizeable plot offers space for 3+ cars and an area for turning a vehicle to leave in a forward gear. To confirm the site and the driveway layout allows for this provision comfortably.

Residential Amenity

Whilst this is a rural location – basic amenities in Dunning are 2 miles away.

The nearest residential property would be 32m away (Gateside Cottage) measured over a new access road to the paddock. This access would provide additional screening to both properties showing that overlooking will not be an issue.

Services

The property has easy access for new supplies of Mains power, Mains Gas, Mains Water supply and BT.

Waste and recycling.

The property has a hard standing facility near the access entrance. This location is not visible from the road or from the adjacent properties. The generous entrance area on the road side – allows for safe positioning of wheelie bins without fouling safe access to the property.

Sustainability

Energy; A mains electrical supply will be installed, similarly for Gas. Solar panels are intended to be installed. High performance glazing will be fitted. Low energy lighting fitted throughout the dwelling.

As the property has a bus route this reduces the potential of the carbon footprint of the property. The material choice of the dwelling maximises the structure's longevity.

The site provides ample external drying spaces. Similarly the property has internal drying space.

Construction stage

The site allows for plenty of onsite storage meaning deliveries can be minimised. There is also space on site for secure storage.

The gas main that runs through the site may require additional efforts at construction stage e.g. pipe protection at ground level to avoid risk from plant / machinery.
As the site area is generous this can be utilised to help maintain safe working practices.

Policy Consideration

TAYplan strategic development plan

We believe our proposal ties in with the principles of this document – providing an attractive sustainable and energy efficient home for the future – a property that caters for the requirements of the those living within it – catering for future needs.

Perth and Kinross Local Development Plan 2;

Policy 1: Placemaking

The property with its proportioned design, sitting mostly at 1 ½ to 1 ¾ heights on level ground behind mature hedging ties in with existing built surroundings. New planting including trees add to the attractive setting of our proposals.

The use of trees also intends to visually soften the proposals overall so that solid materials are not overly dominant when looking at the site.

Our proposal (see site plans) show that the siting of the dwelling provides sufficient space between the nearest buildings to avoid visual crowding. Whilst at the same time having a spacing distance consistent with other adjacent properties.

The property avoids features which could be considered suburban and maintains a maximum overall height consistent with adjacent buildings.

No topographical changes are proposed.

Policy 5: Infrastructure Contributions

Noted and accepted. (also developer contributions for education are noted and accepted.)

Policy 6: Settlement Boundaries

No formal settlement boundary is present – however we note the site sits centrally to all existing structures – including dwellings.

Policy 19: Housing in the countryside –

Building Groups – the proposed site sits central to the existing building group thereby not extending or pushing at the notional boundary of buildings. The property as proposed is of traditional design and proportions – it will use traditional materials therefore respecting existing building character but sitting as an attractive addition to the area.

Whilst the proposal is not considered to be a replacement of an existing building, the proposal includes removing a un-used agricultural shed.

Policy 32: Embedding Low and Zero Carbon Generating Technology in New Development

This property will comply with this policy. The proposed house will be energy efficient using at least one 'green' technology. The use of solar panels are illustrated within our drawings.

Policy 39: Landscape

Our proposals show that the vast majority of 'green land' – including to the fully domestic space will remain green. With the majority of the land around the house maintained as a lawn. Existing mature hedges will be maintained (as an asset) along the boundaries with new hedging to encourage ecology and wildlife. Other than the property roof only small areas of non-porous surfaces are intend. The planting of trees is intended to replicate

intermittent tree positions in the area. There are no tree removals proposed (none on site), therefore we consider our proposals to be an improvement as regards this policy. Given the location of the proposed property there would be no realistic change of impact on protected species.

Policy 50: Prime Agricultural Land

As the existing use of the land in question is not considered full agricultural land (paddock and semi domestic use) – there is no negative impact on any farmland e.g. production of food on arable land.

Policy 53: Water Environment and Drainage

This property can meet the requirements of this policy.

Proposed foul waste is intended to be treated on site within the ample grounds.

Surface water is intended to be dispersed into the ground on site.

A new mains supplied water supply is to be installed.

Policy 60: Transport Standards and Accessibility Requirements

A bus stop is present for a 'no.17' bus which stops less than 100m to the North East of the proposed property – this route connects Perth to Dunning.

Comments / Notes

This property has a design / layout which allows for changing needs of a family, allowing for inclusivity and accessibility of people with different needs. This is achieved with the following; room(s) that can be used as a bedroom or office on the ground floor. Accessible features with full sanitary facilities on the ground floor. Level access around the building including from driveway.

Conclusion

We believe the proposals tie in with Planning Policy – adjoining a building group - that it takes account of local and site context. The proposal is designed to be an attractive addition to the immediate surroundings.

Therefore, we urge approval of the proposal as illustrated in our application.

Photos

See document A574-DOC-21 for photos which have been taken March 2023 illustrate various components of the site; context, building density, topography, natural features, skyline. Photos have a description and reference should be made to Drawing A574-05 to orientation and position.

