

TCP/11/16(239)

Planning Application 12/01984/FLL – Alterations and extension to dwellinghouse at 29 Broom Road, Kinross, KY13 8BU

## 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 2008

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)		Agent (if any)	
Name WR + WE	s Durander	Name	TINE DESIGNS
Address 29 Beac	om RODD	Address	18 PARK AVENTUE
KINEOS	<u>ح</u>		DINFERMUNDE
Postcode KY13	BBU	Postcode	KYIZ 7HY
Contact Telephone 1 Contact Telephone 2 Fax No	•	Contact Te Contact Te Fax No	lephone 1 07383 720320 lephone 2 07811 29689
E-mail*		E-mail*	inferfinedesignsarchitecture con
* Do you agree to corresp  , Planning authority	ondence regarding your re	through this	ox to confirm all contact should be sepresentative: X  Yes No INTERMEDIATE INTERMED
	ation reference number		
Planning authority's applic	ation reference number	12/0	01984 /FLL
Site address	29 BROOM R	ODD, KIN	DROSS, KY13 BBU
Description of proposed development			HOSION, NEW CHIMNEY HIS to EXISTING ROOF
Date of application	NOV 2012 D	ate of decision	(if any) 2014 DEC 2012
Note. This notice must be	served on the planning au	thority within t	three months of the date of the decision

notice or from the date of expiry of the period allowed for determining the application.

	ure of application	
1. 2. 3.	Application for planning permission (including householder application)  Application for planning permission in principle  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)  Application for approval of matters specified in conditions	
	sons for seeking review	
Nea	Solis for Seeking review	
<ol> <li>1.</li> <li>2.</li> <li>3.</li> </ol>	Refusal of application by appointed officer Failure by appointed officer to determine the application within the period allowed for determination of the application Conditions imposed on consent by appointed officer	
Rev	iew procedure	
time to d such	Local Review Body will decide on the procedure to be used to determine your review and may a during the review process require that further information or representations be made to enable etermine the review. Further information may be required by one or a combination of proced as: written submissions; the holding of one or more hearing sessions and/or inspecting the ch is the subject of the review case.	hem ires,
hand	ise indicate what procedure (or combination of procedures) you think is most appropriate foldling of your review. You may tick more than one box if you wish the review to be conducted bination of procedures.	
1.	Further written submissions	V
2.	One or more hearing sessions	X
3.	Site inspection	X
4	Assessment of review documents only, with no further procedure	
	ou have marked box 1 or 2, please explain here which of the matters (as set out in your state w) you believe ought to be subject of that procedure, and why you consider further submissions ring are necessary:	
	ing are necessary.	
	Show the Beview BODY to view the mixed PANC	Æ
to of	Show the Beview BODY to view the mixed RONC	Æ
to of 32	Show the Beview BODY to view the mixed RODC DESIGN, FINISH, ROOF PITCH AND RIDGE LEVEL to ALL	Æ
to of 32	ALOW THE BELIEW FOOT TO VIEW THE MIXED PANCE DESIGNA, FINISH, ROOF PITCH AND RIDGE LEVEL TO ALL MEIGHBOURING DUDELLINGS  inspection  e event that the Local Review Body decides to inspect the review site, in your opinion:	E
to of 32	ALOW THE BELIEW BODY TO VIEW THE MIXED PANCE DESIGNA, FINISH, ROOF PITCH AND RIDGE LEVEL TO ALL MEIGHBOURING DUDELLINGS  inspection  e event that the Local Review Body decides to inspect the review site, in your opinion:  Yes	Æ
to of 32 Site	ALOW THE BELIEW FOOT TO VIEW THE MIXED PANCE DESIGNA, FINISH, ROOF PICH AND RIDGE LEVEL TO ALL MEIGHBOURING DUDELLINGS  inspection  e event that the Local Review Body decides to inspect the review site, in your opinion:  Yes	E
to of 32 Site In the 1. 2	ALOW THE BELIEW FOOT TO VIEW THE MIXED PANCE DESIGNA, FINISH, ROOF PICH AND RIDGE LEVEL TO ALL MEIGHBOURING DUDELLINGS  inspection  e event that the Local Review Body decides to inspect the review site, in your opinion:  Yes  Can the site be viewed entirely from public land?	No D

### Statement

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

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

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

SEE ENCOSED STATEMENT.

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.

THE DIVERSE MY OF LOCAL HOUSE TYPE MAY NOT HAVE BEEN TAKEN INTO ACCOUNT.

### List of documents and evidence

Signed

rk the appropriate boxes to confirm you have provided all supporting documents and evidence 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.
. ere the review relates to a further application e.g. renewal of planning permission or not only the control of a planning condition or where it relates to an application for approva

tive Desgra

18.03.13

Date

### NOTICE OF REVIEW - Appeal Statement Alteration and Extension to House at 29 Broom Road, Kinross, KY13 8BU for Mr & Mrs Alexander. Planning Ref - 12/01984/FLL

Planning Approval was obtained for a very similar proposal.

This was granted on 5<sup>th</sup> March, 2009 - ref 09/00067.

The new application 12/01984/FLL has added 2no stainless steel flues, a new single storey

porch to the front entrance and raised the proposed ridge level by 700mm above existing.

Our consultation with the Planning Authority would suggest that only the raising of the new

ridge level was deemed unacceptable.

The proposed full planning application for the above was felt to be contrary to the following policies. I highlight these policies for your information and respond as follows -

### Perth & Kinross Council - Local Plan 2004 -

Policy 2 Development Criteria
Policy 6 Design & Landscaping
Policy 67 Design within existing Residential Amenity.

- 1. We would argue that the proposal respects the existing character and appearance of the existing dwelling in terms of the design and external finish of the existing dwelling.
- 2. We would consider that the proposed design is off a high standard of architecture in terms of form, scale, layout, detailing and choice of materials as they do relate directly to the existing dwelling.
- 3. Our proposal specifies the use of existing finishes to maintain the materiality and uniformity of the dwelling. The design uses a traditional roof form and is characteristic of the local vernacular.
- 4. The proposed ridge level sits 700mm above the existing ridge level. We do not feel that this is particularly high and in our opinion does not create an uncomfortable relationship between the roof forms and in fact we believe it creates a positive roof feature.
- 5. Broom Road accommodates 32 detached dwellings, all of which have individual foot prints, form, size, design and with a broad palate of finish. We consider that the proposed design will not look out of place at all within this environment. Its scale is representative of the local area.
- 6. The proposed dwelling footprint sits comfortably within the site. The double garage that currently sits directly on the site boundary is removed allowing a clear passage between the extension and the site boundary. The rear garden area is retained.

We hope that this is in order and appreciate your favourable consideration of the above.

### **Client Statement -**

Mr and Mrs Alexander 29 Broom Road Kinross KY13 8BU

Perth and Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date: 18<sup>th</sup> March 2013

Ref: Application Number: 12/01984/FLL

To whom it may concern:

We are writing to appeal against the refusal of the above planning application for an extension on to our family home in Kinross.

In 2009 we were really pleased to be granted full planning permission to build an extension to our home and we also received full building warrant for the proposal. Unfortunately the building warrant drawings and the planning application drawings did not fully match. The actual foot plate of the extension was the same but the roof height on the extension is proposed to be built slightly higher than the existing house in order to make the new upstairs space more suitable for use as a living room. Subsequently we resubmitted the planning application to cover this issue and to remove or change a couple of items that we were asked to make in the previous approval.

To our surprise and real disappointment the altered application was refused based upon two points from the local plan, which suggest that the extension is not in-keeping with its surroundings and that the development does fits its location. It goes on to say that the Kinross Area Local Plan 2004 seeks to ensure that development has sympathetic regard to the scale and form of existing buildings. Unfortunately in this second point the report also describes the property as a semi attached building which leads one to think that our side of the "two houses" would not match the other owners, which could be understandable. However the property is not semi detached and is in fact detached.

What has been particularly surprising to us is that the development has been seen as not inkeeping with the surroundings. Broom Road in Kinross has 32 individual homes all of which are detached and every single one of which is a different shape, size and design, many of which have a roof line which is higher than our proposed extension. The most recently approved and built property on the street is far higher than our extension and takes up most of the available site. The two houses adjacent to the West of our property are particularly unusual in shape and have multiple roof lines. The properties just past these are very similar in design when compared to our proposals and are certainly no lower than our proposed roof height.

We could understand in a street of similarly designed and built properties that a change in roofline could raise concern, but on a street with no consistency or uniformity such as ours we would hope that this planning refusal can be viewed in context with the surrounding buildings (as the Local Plan suggests).

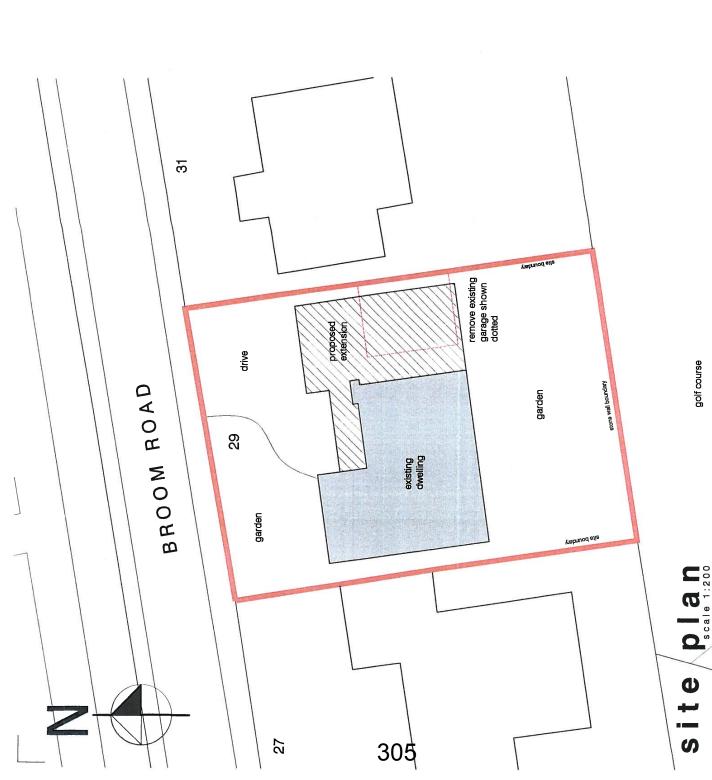
Our intentions are to hopefully create a modern family home that gives our growing family the space to live both in terms of internal space but also in the surrounding garden. The extension is giving the family more living space without necessarily loosing much of the garden, as the extension sits over the foot print of the existing garage and drive space. However with a lower roofline and subsequently shallower combs, the upstairs space becomes quite cramped and this really reduces the impact the extension will have on family life. We also had hoped that the actual design gave more symmetry to the front of our property which it currently lacks.

We hope you have the time to look at Broom Road as a whole and to see our proposals in context with the surrounding developments and subsequently take a more favourable view of our proposals to improve our family living space.

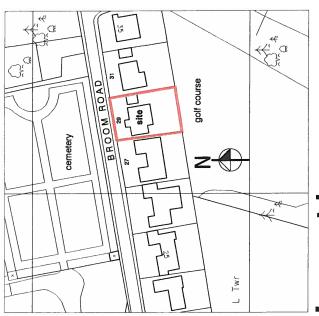
Thank you in advance	for taking the ti	me to review this	decision.

Regards,

Mr and Mrs Alexander



NOTES
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All levels and dimensions to be checked on site prior to construction? Institution report discrepancies immediately to the Achiect.
Use only figured dimensions.



## scale 1:1250 E a ocation

O S serial no 001047377 masonmap dunfermline 15 June 2012 © Crown Copyright 2012 This is a copy / a true copy of the plan as referred to in the warrant application submitted to Perth & Kinross Council

signed

dated

at 29 Broom Road, Kinross, KY13 8BU, for Mr. & Mrs. Alexander alteration and extension to house Nov 12 խ™ 0820 ARCHITE CTURE

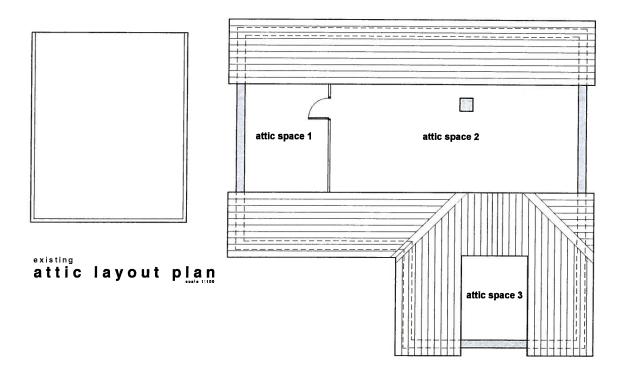
site plan & location map

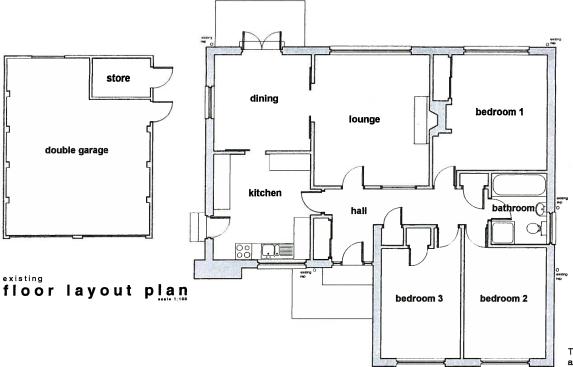
O Serial no 001047377 mason map dunfermline

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14 viewfield terrace, dunfermilne, ffe, ky12 7hz tel + fax: 01383 720320 mob: 07811129689 e-mail : info@finedesignsarchitecture.com www.finedesignsarchitecture.com

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This is a copy / a true copy of the plan as referred to in the warrant application submitted to Perth & Kinross Council

dated .....

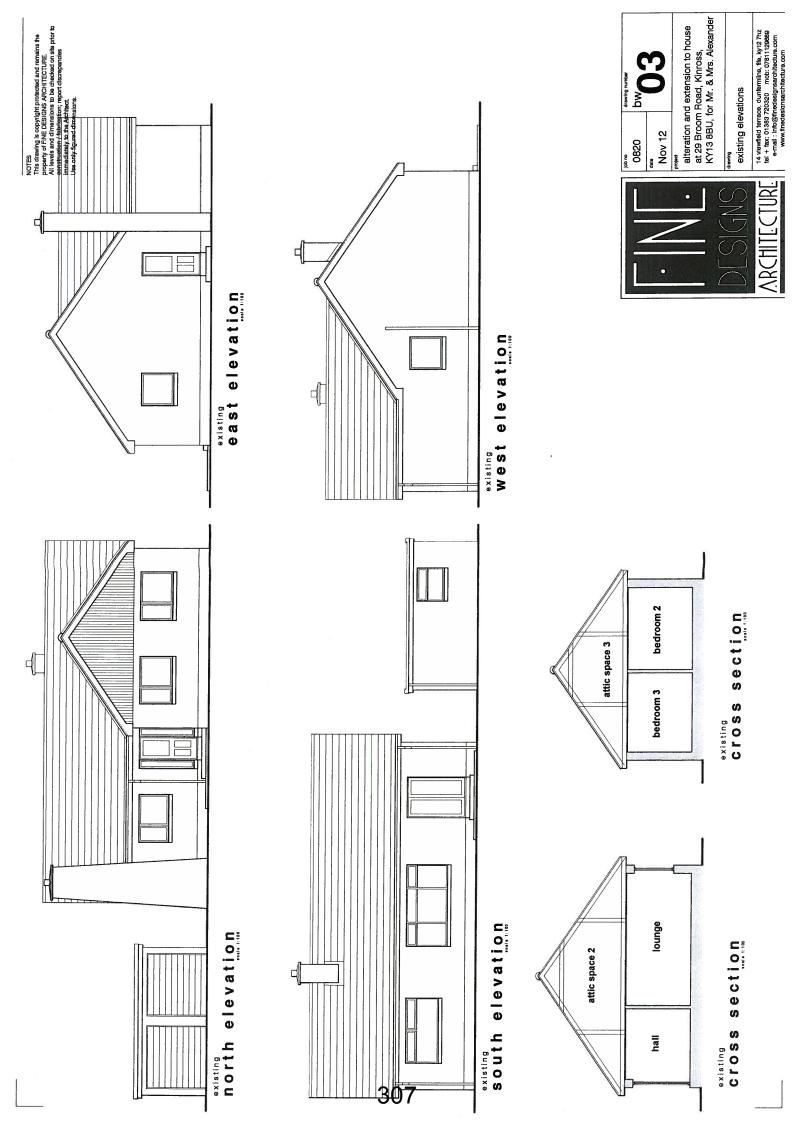


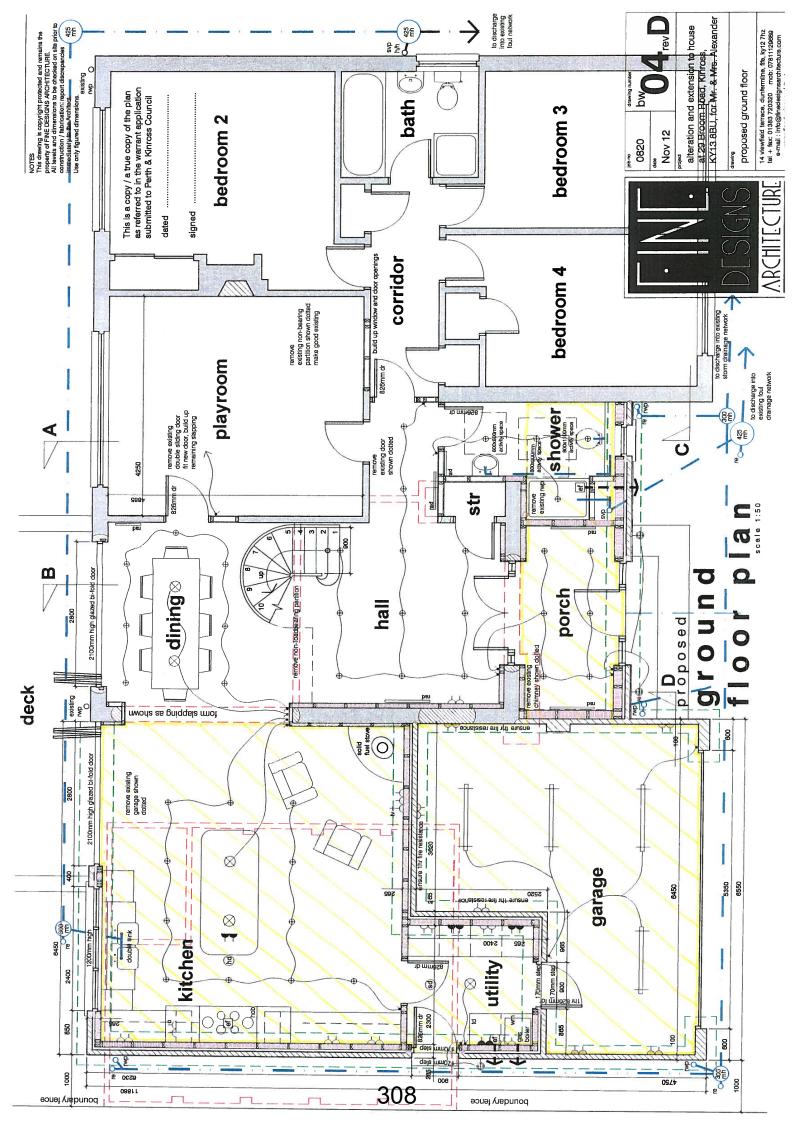
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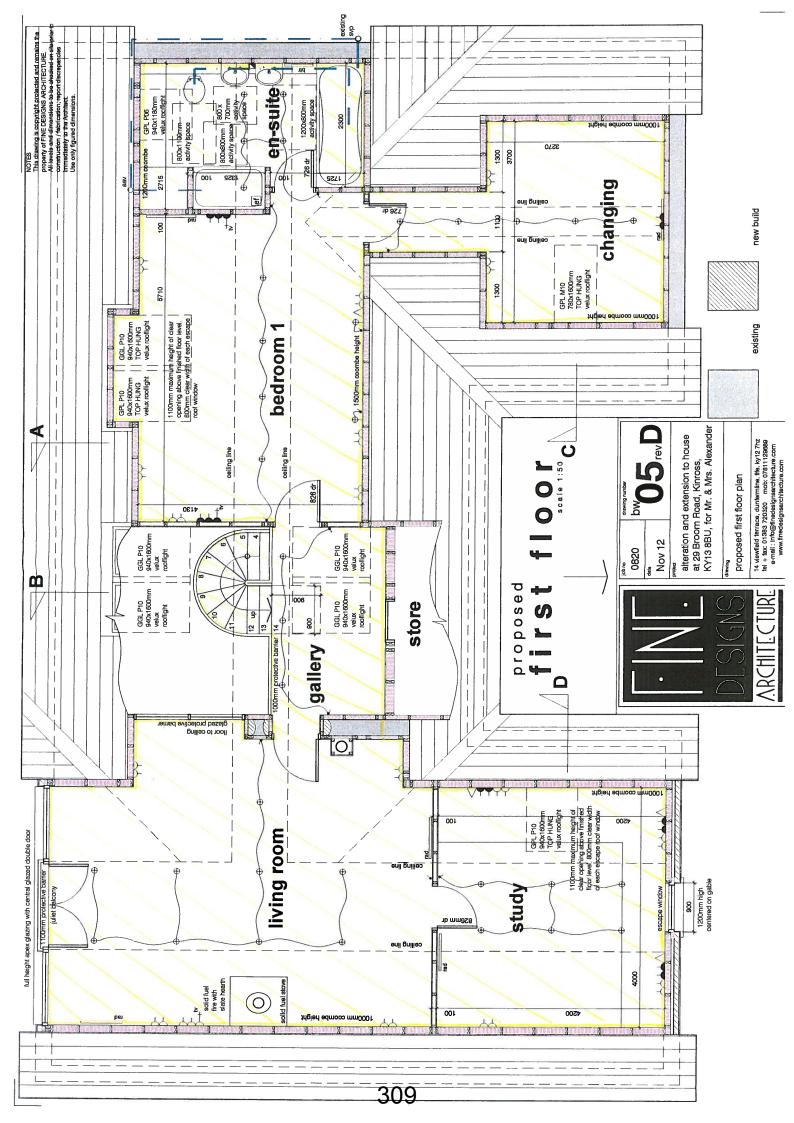
alteration and extension to house at 29 Broom Road, Kinross, KY13 8BU, for Mr. & Mrs. Alexander

existing plans

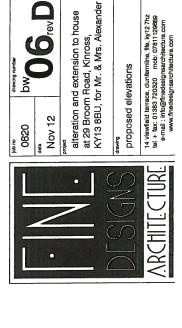
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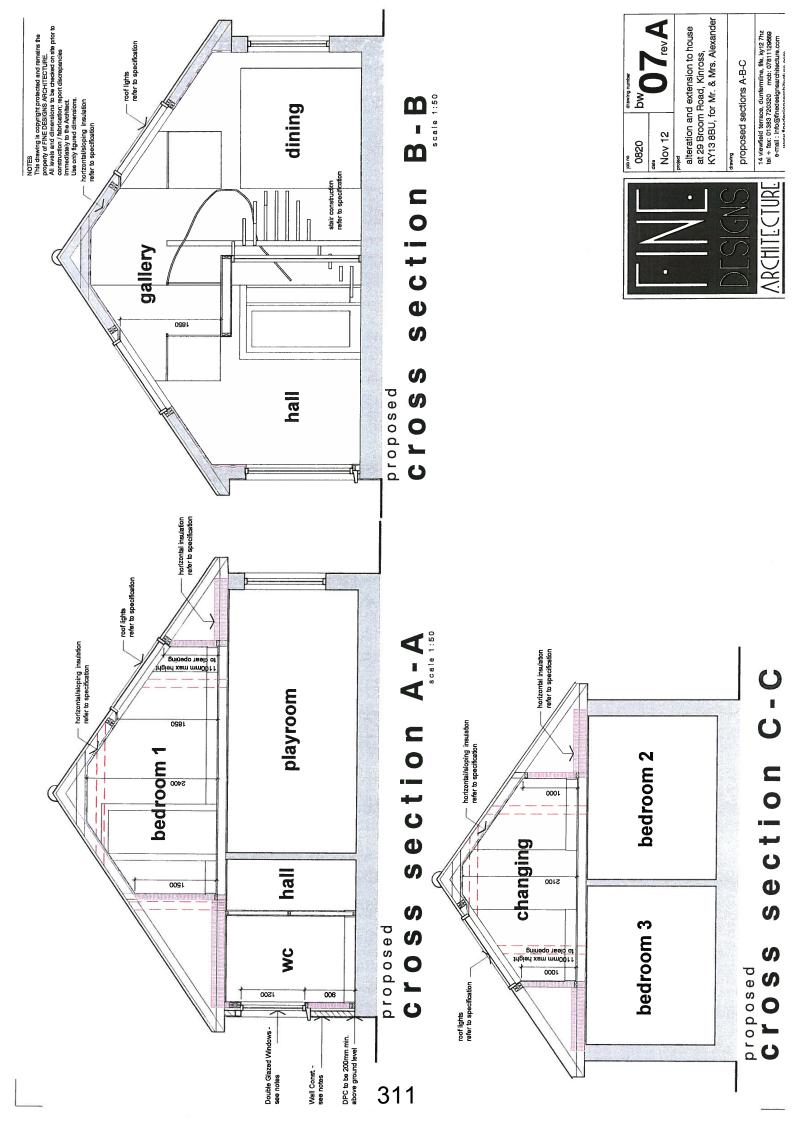


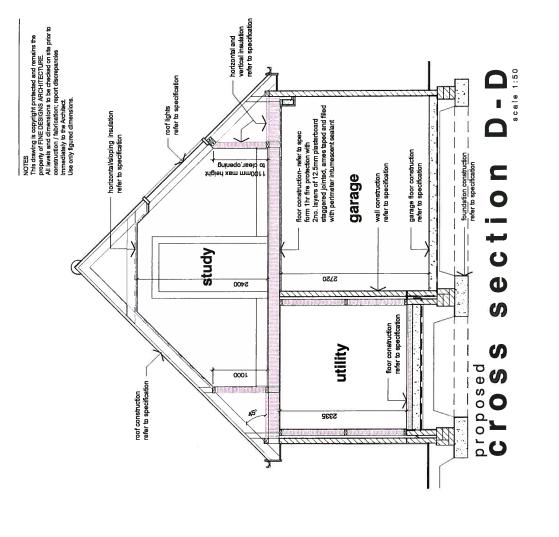


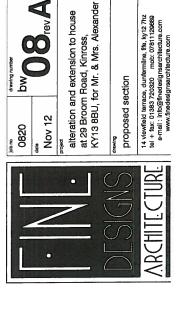


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All levels and dimensions to be checked on site prior construction? Inheritation, report discrepancies immediately to the Achitect.
Use only figured dimensions. new roof tiles to match existing opaque glass par to match existing plinth to match existing render to match new door with дмі мәп envising gable line shown dolled new roof tiles to match existing fit new svp at existing svp location remove existing chimney shown dotted west elevation elevation remove existing garage shown dotted - new rwp proposed east proposed new glazed double door and glazed side panels with glazed 1100mm high protective barrier new cladding to match existing barge & soffit to match existing glazed windows to match existing remove existing garage shown dotted render to match plinth to match existing 4 F chimney shown datted glazed bi-fold
 4 panel door remove existing door shown dotted, fit new opaque glazed window existing roof line shown dotted svp vent tile remove existing window shown dotted, fit new entrance door and glazed side panels glazed bi-fold
 4 panel door fit new glazed double rooflight fit new glazed double rooflight ( > 7 fit new glazed double cabrio rooffight proposed chimps shown dotted north elevation elevation remove existing chimney shown dotted south proposed th new lit new 200 glazze (rooliight 200 glazze) new cladding to match existing new window to match existing barge & soffit to match existing remove existing garage shown dotted render to match painted meral garage door









hearth detail

ground floo

manufacturers
recommendations

. 250mm mineral wool Insulation to retain frickness over light fitting

celling joists with plasterboard boxing around light fitting 12.5mm plasterboard

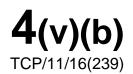
scale 1:20

200mm dia. flue to manufacturers recommendations new floor construction - see spec

Foundation refer to specification

new contained gas fireplace fitted to manufacturers reccommendations

100mm concrete blockwork brace



TCP/11/16(239)

Planning Application 12/01984/FLL – Alterations and extension to dwellinghouse at 29 Broom Road, Kinross, KY13 8BU

### **PLANNING DECISION NOTICE**

REPORT OF HANDLING

REFERENCE DOCUMENTS (part included in applicant's submission, see pages 305-312)

### PERTH AND KINROSS COUNCIL

Mr And Mrs Alexander c/o Fine Designs Ronan McGirr 13 Park Avenue Dunfermline KY12 7HX Pullar House 35 Kinnoull Street PERTH PH1 5GD

Date 20th December 2012

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: 12/01984/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 13th November 2012 for permission for **Alterations and extension to dwellinghouse 29 Broom Road Kinross KY13 8BU** for the reasons undernoted.

**Development Quality Manager** 

### Reasons for Refusal

- 1. The proposal by way of its excessive scale, unsympathetic design and dominant visual massing is unacceptable and detrimental to the visual amenity of the dwellinghouse. It is therefore contrary to Policy 2 of the Kinross Area Local Plan 2004 which seeks to ensure that development has sympathetic regard to the scale and form of existing buildings.
- 2. The proposal by way of its excessive proportions is unacceptable and out of keeping with the existing house. Approval would result in an awkwardly unbalanced extension, to the detriment of the visual amenity of the semi-detached house and the surrounding area. Approval would therefore be contrary to Policy 6 of the Kinross Area Local Plan 2004, which seeks to ensure that the proportions of any building are in-keeping with its surroundings and that development fits its location.
- 3. The proposal by way of its adverse impact on visual amenity is contrary to Policy 67 of the Kinross Area Local Plan 2004, which seeks to retain and where possible improve existing residential amenity.

### **Justification**

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

### **Notes**

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at <a href="https://www.pkc.gov.uk">www.pkc.gov.uk</a> "Online Planning Applications" page

Plan Reference

12/01984/1

12/01984/2

12/01984/3

12/01984/4

12/01984/5

12/01984/6

12/01984/7

12/01984/8

12/01984/9

### REPORT OF HANDLING

### **DELEGATED REPORT**

Ref No	12/01984/FLL
Ward No	N8- Kinross-shire

**PROPOSAL:** Alterations and extension to dwellinghouse

**LOCATION:** 29 Broom Road Kinross KY13 8BU

**APPLICANT:** Mr And Mrs Alexander

**RECOMMENDATION: REFUSE THE APPLICATION** 

SITE INSPECTION: 22 November 2012





### **OFFICERS REPORT:**

29 Broom Road is a detached bungalow in a residential cul-de-sac in Kinross.

This detailed application seeks planning permission to alter and extend the house over the footprint of an existing detached garage. This application seeks to modify the existing approval (Ref: 09/00067/FUL) as there are discrepancies between the approved planning application drawings and the pending building warrant drawings. It also follows post-approval discussions over the proposed amendments.

Concerns were raised during the post-approval discussions in relation to the suggested amendments. Raising the roof of the proposals approximately 750mm above the level of the existing house roof produces an over-sized and out of proportion extension which dominates the existing house. Although there is no consistent rhythm to the houses along the cul-de-sac, because they vary in scale and design, the proposed extension would clearly be at odds with the existing house. Any proposed extension should be subservient in nature, rather than dominant. Therefore, the proposal by way of its excessive scale, unsympathetic design and dominant visual massing would result in an awkwardly unbalanced extension and is considered to be unacceptable and detrimental to the visual amenity of the dwellinghouse.

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. Whilst there are general policy provisions throughout the Approved Strategic Development Plan - TAYplan 2012, the primary development plan policies of specific relevance in this instance are Policies 2, 6 and 67 of the Kinross Area Local Plan 2004. Amongst other things, these policies seek to ensure that development has due regard to the scale and form of development within the locality, that the proportions of any building are in-keeping with its surroundings and that development fits its location.

Having inspected the application site and given close consideration to the submitted plans, I retain concerns as to the proposals impact on the scale and form of development within the existing built environment.

With the above considerations taken into account, I am concerned with the proposals relationship to the above-mentioned development plan policies, the contents of which are listed below. I have taken account of other material considerations and I find none that would justify over-riding the adopted development plan and approving the application.

I therefore withhold my support of the proposal and recommend that the application be refused under delegated powers. Whilst it is regrettable that there are inconsistencies between the planning and building warrant drawings, it would appear that the most appropriate course of action would be to amend the building warrant drawings in order to ensure compliance with the originally approved planning drawings.

### **DEVELOPMENT PLAN**

Within the Strategic Development Plan, TAYplan 2012, the primary policy of specific relevance to this application is;

Policy 2: Shaping Better Quality Places

Part F of Policy 2 seeks to 'ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets, the multiple roles of infrastructure and networks and local design context, and meet the requirements of Scottish Government's Designing Places and Designing Streets and provide additional green infrastructure where necessary'.

K\_002 Kinross Development Criteria
All developments within the Plan area will be judged against the following criteria:

- B In the case of building development, regard should be had to the scale, form, colour and density of development within the locality.
- F The site should be large enough to accommodate the impact of the development satisfactorily in site planning terms.

K 006 Kinross Design and Landscaping

The Council will require high standards of design for all development in the Plan Area. In particular encouragement will be given to:-

- d) Ensuring that the proportions of any building are in keeping with its surroundings.
- e) Ensuring that the development fits its location.

### K 067 Kinross Housing

Inset Map 2 identifies areas of residential and compatible uses where existing residential amenity will be retained and where possible improved.

### OTHER POLICIES

Additionally, although not formally adopted, the Perth & Kinross Council Local Development Plan, Proposed Plan 2012 is a material consideration in the determination of this application. Within the proposed Local Development Plan the primary policy of specific relevance to this application is;

### Policy RD1: Residential Areas

The Plan identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved. Generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area:

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

### SITE HISTORY

09/00067/FUL Alterations and extension to dwellinghouse Approved 5 March 2009

### CONSULTATIONS/COMMENTS

Scottish Water No objections – informative note required if approved.

**TARGET DATE:** 13 January 2013

### **REPRESENTATIONS RECEIVED:**

Number Received: Zero

### Additional Statements Received:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	None
Report on Impact or Potential Impact	None submitted.

### **Legal Agreement Required:**

Summary of terms Not required

No

### Direction by Scottish Ministers

### Justification:-

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

### Reasons:-

- The proposal by way of its excessive scale, unsympathetic design and dominant visual massing is unacceptable and detrimental to the visual amenity of the dwellinghouse. It is therefore contrary to Policy 2 of the Kinross Area Local Plan 2004 which seeks to ensure that development has sympathetic regard to the scale and form of existing buildings.
- The proposal by way of its excessive proportions is unacceptable and out of keeping with the existing house. Approval would result in an awkwardly unbalanced extension, to the detriment of the visual amenity of the semi-detached house and the surrounding area. Approval would therefore be contrary to Policy 6 of the Kinross Area Local Plan 2004, which seeks to ensure that the proportions of any building are in-keeping with its surroundings and that development fits its location.
- The proposal by way of its adverse impact on visual amenity is contrary to Policy 67 of the Kinross Area Local Plan 2004, which seeks to retain and where possible improve existing residential amenity.

- 1.1 Contractor, Sub Contractors, and suppliers must verify all dimensions, levels and conditions on site before commencing any work or reading any shoot drawing or component and shall not start work until the drawings have been thoroughly understood.
- 2 All dimensions to be verified on site
- 1.3 The contractor shall ensure that all work is carried out in accordance with all Health and Safety at Works Act Regs.
  - 1.4 Do not Scale Drawing
- accordance with current Building Regulations (Scotland) Codes of Practice, and with proper methods of workmanship, protection and construction. 1.5 - All works to be executed and completed in
- 1.6 All structural remedial work to be adequately propped
- 1.7 All drawings to be read in conjunction with Structural
- 1.8 All new work to be adequately toothed into existing work
- 1.9 Report any discrepancies irrmediately to FINE DESIGNS ARCHITECTURE prior to work being
- 1.10 Fully continuous insulated DPC around all external doors
- 2.0 New Foundation
- 2.2 All vegatation to be removed from the building footprint
- to cause any structural damage to existing foundation 2.3 - New foundation to be constructed so as not
- subsequent actions. Any unsuitable material will be removed and epiaced with well compacted granular fill or concrete as directed and the design revised if necessary, depending on ground conditions if any of the following conditions prevail: made up ground, peat or variations in subsoil conditions. See conditions o be determined immediately during excavations and notified the Structural Engineer for varification and approval of 2.4 - Excavations to be inspected prior to concrete delivery,

2.5 - Foundation to all Concrete Book Walls
2006/Sorming and PCR3 Concrete Stip Foundation
A142 Mesh at Sormi Bottom Cover. Laid or firm bearable
and Commun of 450mm below ground level to
an and in rost protection.
2. Andations to be a minimum depth of 600mm for
class as With a 525 microse si foundation width may be required
dearson. sepending on soil type in table 1.C.6 or 450mm frost cover soil conditions are confirmed to meet the table in 1.C.6.

- 2.7 New foundations require a movement joint between the new and existing foundations and any step down in level should be in accordance with the revised details in Structure 1.C.5
- All Blockwork to have a minimum strength of 7N/sq mm. Mortar below DPC Level to be class (i) and above DPC Level to be class (ii) in accordance with BS 5628. Substructure cavity to be upfilled (ii) in accordance with BS 5628. 2.5 - Masonry Underbuild
- 3.0 New Ground Floor Construction -

with weak concrete mix to ground level.

- Min. U-Value to be 0.22/25W/sq.Mk
- ejecuja ne priven glevede delettig keed arms s 100mm ora on 22mm 1-1 G plywood flooring on Strittorm aw foor josts at 600mm ora with 100mm (Kogpean Thermaticon insulation or other equal and approved between the josts on 1200 Gauge Virgueen (EM) adequally lapped with DPC on 160mm 28N Contente Silbon of Smm Sand Binding on 200mm well consolidated Hardcoxe. specification on leveling grout with integal electrical healing State/Tile Floor finish on adhesive to manufactures 3.1 - Congrete Stab Ground Floor
  - 3.2 New DPM and DPC to be lapped adequately with existing Floor DPM and DPC.
- 3.3 Garage 150mm RC35 Concrete Slab with A142 most with 30mm top & side cover & 350mm min laps on 1200 Gauge Visqueen DPM adequately lapped with DPC on
  - 50mm Sand Blinding on 200mm well consolidated Hardcore.

Wall Construction - Min, U-Value to be 0.27W/sq.mk

- 4.1. Exernal Dy Dash to match Editions
  Frost relation is formed as based back Outer Leaf
  100-mm 7 Nites arm Medium Densely Concrete Block Outer Leaf
  with Proprieting Prepared Nites (@1000mm micras. b)
  high and low level parents with 50 mm et coulty Singspan ' Nilvent breather membrane
  - 17x97mm C16 SW Stud Leaf at 600mm crs with 47x97mm top and bottom runners and mid heigh dwangs 85mm Kingspan Thermawall TW55 zero ODP or other equal and approved with Vapour Control Layer with 12.5mm Plasterboard screwed to the Timber Studs at 150mm crs, ames taped, filled, sanded with paint Finish.

- 4.3 Imber trame to have Galvansed Steel Anchor Straps to Timber Base at 1200mm crs. New Frame to be botted at 450mm crs to existing wall construction.
- 4.4 All New Concrete Block Construction to be Toothed adequately into Existing Wall incorporating Amoorf structural connector tie or other equal and approved
- 4.5 DPC to be 150mm min above existing ground level. To be lapped adequately with existing wall DPC.
- 7 Fit Liniois as per Structural Engineers Specification
- 4.8 Timber Frame to be provided with a propriatary cavity closer. (Bockwool TCB or other equal and approved) at all Corners, Wall Head, Door and Window Head and Jarribs.
- 4.9 All Wall Ties are to be Staniesas Steel at GOOrm Horizontal Special gard 450-mm. Walsal Specially, Spooling why bo varied to authorous provided that the number of ties per unit area is authorized. Wall sets spaced out from than 300-mm vertically shall be provided within 150-mm from sides of all openings with unbonded jamba. Wall ties to compay with BS 1243;1978
- 4.10. Where move deturnal walls meet esideling, useling of the house, the new reasonty to existing using a their house, the new reasonty to existing using a their house, the Expannel type WS200 with fine at new sprough source. Provide a vertical movement (pint a) junction which we use in any discount of the provided and thresh with 20mm in-place and finish with 20mm of deep polypulprice sealart.
- 4.11 Cavities to be vented to the outside air by installing high and ow level perpend weep hole vents at 1200mm maximum to provide 300sq, mm free opening area
- 5.0 First Floor Construction
- 5.1 22mm. Flooring Grade Plywood laid flush with existing floot lavel, adequately screwed to 200xSchrim fringer Boar Jobs at 400mm ors. We laid Strutting at 1800mm max Spacing. All termers to be 25mm thicker than the attendard poists. Floor joists to be doubled up and/or diventiged below new/existing partition. 125mm Plasterboard arress laped, filled, sanded with Paint Finish.
- 6.0 Roof Construction
- 6.1 Inspace texisting tool finish, Teahings, structure and guttering. Registers and make good where required. Code 5 lead apon and upstand flashins, ascets and valley gutters, are also abortiments installed in accordance with the Lead Development Association recoommendations.
- 6.2 New Roof illes to match on treated SW Battens on Roofing membrane on Timber Roof Structure to Engineers Detail Fit Vapour Barrier, 12.5mm Plasterboard and skim cost
- 6.3 Tyvak Roofing Marricrane To be lad horizontally with min. 190mm overlap, parratel brood eaves and secured with non-ferrous felt nails or stappes at max 600mm horizontal drs and max. 300mm verbal drs. Ridge overlap to be min. 300mm
- 6.4 New Roof Trusses to be achored using galvanised BAT Straps at max 800mm crs. feed to either Imber
- 6.5 Horizontal Insulation Min. U-Value to be 0.16W/sq.Mk. 150mm Crown Loft Roll 40 between ceiling joists on Vapour Barrier 100mm Crown Loft Roll 40 cross layered
- S. Signipin Passidion Mrd. Uskile to be of 1999 (Wilding MK Thi-leo Super 10 multi-foli Installation Installed as to manufactures specification, stapided to underside of rafflers with 26/mm batteries specification, stapided to underside of rafflers with 26/mm batteries specification, stapided to underside of rafflers with 26/mm batteries specification and paint firsts.
- 6.7 Vertical Insulation Min. U-Value to be 0.30W/sq.Mk 100mm Crown rafter roll or other between Vertical Studs. Internally faced with a Vapour Barrier and Plasterboard
- 6.8 Double up rafters either side of Velux Position Provide Double Trimmers above and below Velux
- 7.0 Stud Partition Construction
- 7.1 75x50mm Timber Studs at 400mm crs 75x75mm SWD Head and Base Rail
- 75x50mm Intermediate Dwangs 12.5mm Plasterboard both sides with Skim Coat finish
  - 7.2 Use 12.5mm Moisture Resistant Plasterboard to En-Suite side with Ceramic Tile finish
- 8.0 Windows Min. U-Value to be 2.0W/sq.Mk

8.1 - to be double glazed, fully reversible uPVC units, all new glazing units to be 4mm outer pane, 20mm air-fified

- 8.2 ali first floor windows to be deanable from within dwelling and fitted with safety cathes in compliance with BS 8213: Part 1: 1991 to retain window while cleaning. cavity and 4mm 'K' glass inner pane to provide min. 1.8W/sq.MK U-value.
- 8.3.- All windows to be in accordance with BS 82/13 for safe cleening purposes. All glazing below 800mm and 1500mm (in relation to doors and side screens) to be loughened glass in accordance with BS 6206 & BS 6202.

- 9.0 Roof Windows Min to be 1.8W/sq.Mk
- 9.1 Veiux Rooflight U-Value 1.5W/sq.MK 7 no GSL. Prio Selvis (Bottom, no GSL Pebs. Aukt 180mm, 1 no GSL Mi 0 780x (600mm, see Roof Pair for Location Prie Internal Finish, Black External Exterior Cladding with

16.1 - Seal all gaps between dry linings and masorrry walfs at the edges of window, door and roof space openings, and at the junctions between walls, floors and cellings.

16.0 - Limiting Infiltration

16.2 - Seal all vapour control membranes in timber tramed

- top access waste with re-sealing trap. Shower Screen to BS 6262: Part 4: 1994
- 12.8 Roof Drainage
- New and Extend 110mm Hal Round Gutter to 1:60 tall, 69mm dia. PVC Downpipe to discharge via. pvc pipe, minimum 600mm below Ground Level at 1:100mm fall into existing storm drainage system.

- associated Flashings to be installed in accordance with Manufacturers Specification.
  - Windows to be reverseable to permit safe cleaning from inside the room to BS 8213; Part 1: 1991
- 9.2 Velux Windows to comply with D9.1 of the current Building Regs providing an AA fee spread classification
  - 9.3 Glazing to comply with BS 6262
- 10.0 Ventilation
- ight switch/humidistat, designed with 15min overun. 10.1 - En-Suite + WC Wall Mounted Mechanical Extract Fan to be installed to provide 15 literalised to WC, First Rood En-Suite to have Ceiling Mounted Extract Fan. Both to be Wired to
- 10.3 Wall Mounted Mechanical Extract Fan to be installed to provide 30 litres/sec to Utility room.
- room by means of integral vanctov tribde vents or 400pg/mrn/bg/M relibilizable Room flood Area 100pg/mrn/bg/M relibilizable Room flood Room flood level Tribde Vent to vinctow to be located 1750mmm above floot level Rollone 1.4; 160pg/mrn/bg/M Hobe detact latt. Living Room 15,0dg/mrn/bg/M Veith vanctow farme Bedroom 1.9,0dg/mrn/bg/M veithin vanctow farme Study 7,200pg/mrn/bg/M veithin vanctow farme Dining 5,200pg/mrn/bg/M veithin vanctow farme 10.6 - Minimum of 4000sq.mm trickle ventilation to each
- ntermittent) to be installed to provide 30 litres/sec. o be ducted through roof void to roof terminal. 10.7 - Kitchen - Mechanical Extract Fan above hob
- 10.8 Extract fans fitted with condensation traps where ducked ough unheated roof spaces.
- 10.9 Fans ducted to outside air with grill terminal to wall mounted fans and cow/ terminal and lead apron to roof for ceiling mounted fans.

## 11.0 - Access - Stairs

- Provide Handralia to all statististisps with a change of level of more than obcome. Helging to handralia to be selectment and 5 1000mm measured vertically above the line of the state or statistis of the landralia. Any openings in a proleculer banier must be small enough to prevent the passage of a 100mm sphere. Herdvood handral, belalutatedes, when posts and stifringer. Herdvood handral is a belalutatedes, when protes and stifringer. Herdvood handral is belalutatedes to make the service of the process of the pr 11 2 - Softwar Godes Wilder, 2576mm Floor to Floor 13 rises of 196mm and min Zeform going Windess to have min going of 75mm at nessel and uniform going at geometric centre. Maximum plants to be 42 degrees. Min ferrimosing projections, Minimum Initiated headdoom 2000mm. Stair to comply with BS 5395.Part 2:1984
  - Minimum going to be 280mm, maximum rise to be 170mm Maximum pitch to be 34 degrees. 2x rise plus going to be <550mm & <700mm. Minimum clear width of stair to be 1000mm 11.3 - External Star:
- 12.0 Drainage
- local drainage inspector and comply wholly with current regulations. All wastes to be installed to manufacturers recommendations and instructions, trapped and connectled 12.1 - All drainage to be to the sight and satisfaction of the
- 12.3 Copper pipes to be dezincoffed with lead free fittings and insulated in 50mm sleeve.

seperately to existing soil drainage network.

- 2.4 Above ground drainage to be ABS and below ground to be UPVCmin, 100mm dia, installed as per manufacturers
- 12.5 New drainage to be water and air tested.

be made good as reqd. All new alappings to be formed using as all san to ensure minimum disturbance be existing walls. Plaster repairs as required internally to all new alappings and any raggles etc. required for new healing / electrics etc.

15.1 - Buildenvork / Downtakings to

5.0 - Downtakings

- 12.6 Waste Pipe Details -Bath 40mm dia, waste pipe 1:40 tall WHB 32mm dia, waste pipe 1:40 tall WC 100mm dia, waste pipe 1:100 tall Shower 40mm dia, waste pipe 1:40 tall
- 12.7 Shower to have Elevated Tray and allow cleaning to

Fit Thermostatically controlled shower valve.

Fit Thermostatically controlled shower valve in accordance with the high pit central valve life by the central valve life by the central controlled by the pit controlled by tray in accordance with manufacture's instructions.

Light fitting to be sealed unit and switch to be located outwidth room. or by pull chord operation.

This drawing is copyright protected and remains the property of PINE DESIGNS ARCHITECTURE.
All levels and dimensions to be chacked on site prior to construction / libricedion, report discrepancies immediately to the Architect.

Use only figured dimensions

12.7 - Dainage inspection The site layout and festing of soil and waste system must be agrees
and approved by Building Control prior to installation and cover up.

PERTH AND KINROSS COUNCIL 12.8 - Drainage - Below Ground - Foul and Storm durings to be 100mm dia u.b/C.at a minimum pradient of 150 / 1.40 laid on a granulat bed 150mm deep with bedoling at sides and over crown (sumounding with 150mm concrete where under building). All branches ways in detector of low. Dight of crown below ground evel to be a 750mm min Where bottom of tench is below and within 1000mm laterally of the foundstoon wall. the trench is to be backfilled with lean concrete (1:10mix) to the level

DRAWING REF: 12/01984/9 12.9 - Where pipes pass through walls, provide concrete intols over, as necessary, to give protection against differentia settlement

# 3.0 - Electrical Installation

13.1 - Electrical Installation should be designed, constructed, installed and seadord with constructed, installed and seadord with a service-order and statement designers of 83 787 12001, is at amended and submitted by a person or company hanging memberability to S.E.L.E.C.T.or NI.C.E.L.C.C. or strinler Electrical schemes recognised by the Schtah Building Standards Appears to company with Solary 4.48.

It is all surformed to windows and doors to be easied with compressible fourn portends with polypudphide sealant all dors and windows to have compressible peasints, all edecided Dowel to be sealed type, jurition between floor and walls to be sealed with compressible four window that to be sealed with compressible four window fails to be be sealed with compressible four window fails to be cealed with compressible four window fails to be sealed uning polywighter easiers.

outlets for other services such as telephone or leterkison should be positioned at least 400mm above foor level, Above an obstruction, such as a vordation, flades should be at least 150mm above the projecting surface. Where socker outlets are confeded, up that he near of white goods in a kichen, separate welching should be pronoded in an accessible position, to allow appliance to be isolated in an accessible position, to allow appliance to be isolated. projecting wall or similar obstruction. Societs, Switchs and time Controls or programmers to be normore than 1.2M above floor level. Light switchs should be positioned at a height of between 900mm and 1.1M above floor level. 13.2 - Electrical fittings to be 350mm from internal corner, Standard switched or un-switched socket outlets and

11.2 - New External door to be factory finished to match existing house. Door to be complete with locking system to client approval.

11.3 - Fit thour fire door between garage and porch. Fit suitable door closer, intumescent strip and smoke seal capable of providing 1 hour fire protection.

Smoke Detectors

11.1 - New Internal Doors to be Client approved design

Doors - Min to be 2.0W/sq.Mk

with architraves and ironmongery to match existing.

- 13.2 Provision of points to comply with current Building Reg 13.3 - Installation to be carried out in PVC sheathed cable in protective conduit where required.
- 14.0 Heating System

It - Smoote ainman with stratefy apply, to correly, with BS 5446: Part 1: 1990, intercornected and installed in accordance with BS 5839 PART 0: 1995 for a gracie D type accordance with BS 5839 PART 0: 1995 for a gracie D type LOS system and permanently wheat the a signed find accordance Located TA max from living from and skibrien, 3M max from living from any electron, which is 15M from another smoke alarm, soonmin from a wall or light filling.

- 14.1 New boller to have minimum seabulk rating of 70%. New gas fixed comb loadle-less than 70% with the accordance with the requirements of the Gas Appliances (safety regulations) 1963 and the Gas Safety (installation and use) regulations 1963 and the Cass Safety (installation or omply) with part F6 of the Technical Standards comply with part F6 of the Technical Standards (Sas inequired Gas inequired Gas inequired Cas inequired Ca pecialist contractor/installer.
  Appliance identification label to be positioned adjecent to appliance. Vew Boiler complete with digital programmer, water temp stat and control panel.
- 14.2 Hot Water Discharge from Sanisay filtings:
  Hot water within a strongle vessel should be atmod at a temperature
  of not less than Godeg C and distributed at a temperature of not I
  ass than Sodeg C. With regard to a bath or bridet at point of delivery, the temperature of the water should npt exceed 48degC.
  A Thermostatic mixing valve to be fitted to BS EN 1111: 1999 or
  BS EN 1267: 1999 to fittinge that supply both hot and cold water.

as referred to in the warrant application

submitted to Perth & Kinross Council

dated

This is a copy / a true copy of the plan

- Nov 12 signed 0820
- KY13 8BU, for Mr. & Mrs. Alexander alteration and extension to house at 29 Broom Road, Kinross,

14 viewfield terrace, dunfermine, fife, ky12 7hz tel + fax: 01383 720320 mob: 07811120899 e-mall : hh0@finedeeignsarchitecture.com www.finedeeignsarchitecture.com proposed specification

ARCHITECTURE

16.4 - Fit draught seals to the openable parts of windows doors and roofights

16.3 - Seal at all service penetrations of the fabric or around boxing for services



TCP/11/16(239)

Planning Application 12/01984/FLL – Alterations and extension to dwellinghouse at 29 Broom Road, Kinross, KY13 8BU

### **REPRESENTATIONS**

- Representation from Appointed Officer, dated 25 March 2013
- Agent's response to representation, dated 18 April 2013

### Dear Sir/Madam

I write in response to your request for any further representations in relation to the review of the above planning application decision. There are three further comments that I have at this stage;

- 1. The attached e-mail details the post-approval(ref: 09/00067/FUL)/pre-refusal(ref: 12/01984/FLL) discussions.
- 2. I would like to draw the Local Review Body's attention to Section 2.3 "Scale, Shape & Form" on Page 9 of Perth & Kinross Council's Placemaking Guide, which seeks to ensure that an extension is a subservient feature of a house, rather than a dominant one.
- 3. I also note one minor discrepancy in the refusals second reason, which refers to the property being a *semi-detached* house. For the avoidance of doubt, the property is a <u>detached</u> bungalow, as detailed in the appraisal section of the report of handling.

### Kind regards

Keith Stirton
Technician – Planning & Regeneration
Perth & Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

### **CHX Planning Local Review Body - Generic Email Account**

From: Keith Stirton

**Sent:** 04 October 2012 13:34 **To:** 'RONAN MCGIRR'

Subject: RE: Ref -09/00067 29 Broom Road, Kinross - Planning Query

### Dear Ronan

Any further application would be the subject of an additional site visit in order to assess the proposal in the context of the house and surrounding built environment.

Whilst I can't provide a definitive response to this potential application, I can say that, in general terms, alterations and extension to an existing house should respect the roof levels of the existing house (and usually be subservient to the house, rather than dominant).

On that basis the principle of increasing the ridge level causes a degree of concern.

I hope that this helps.

### Kind regards

Keith Stirton
Technician – Planning & Regeneration
Perth & Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Email <u>KGStirton@pkc.gov.uk</u>
Website <u>www.pkc.gov.uk</u>
Please don't print unless necessary

From: RONAN MCGIRR [mailto:ronanmcgirr@btconnect.com]

Sent: 04 October 2012 12:17

To: Keith Stirton

Subject: RE: Ref -09/00067 29 Broom Road, Kinross - Planning Query

Thanks Keith for the feedback.

Is this a polite way of saying that we wouldn't get Planning Approval for the raised ridge level?

regards,

Ronan

for FINE DESIGNS

From: Keith Stirton [KGStirton@pkc.gov.uk]

**Sent:** 04 October 2012 11:24

To: RONAN MCGIRR

**Subject:** RE: Ref -09/00067 29 Broom Road, Kinross - Planning Query

### Dear Ronan

The amended drawings can not be treated as a non-material variation in this instance due to the extent of amendments involved.

I would also take this opportunity to advise you that a preference would be made in favour of ensuring that the ridge of the proposed structure matches that of the existing house for obvious reasons.

I hope that this is of some assistance.

### Kind regards

Keith Stirton
Technician – Planning & Regeneration
Perth & Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Email <u>KGStirton@pkc.gov.uk</u>
Website <u>www.pkc.gov.uk</u>
Please don't print unless necessary

**From:** Ronan [mailto:ronanmcgirr@btconnect.com]

Sent: 03 October 2012 15:42

To: Development Management - Generic Email Account

Subject: Ref -09/00067 29 Broom Road, Kinross - Planning Query

### Ref -09/00067 29 Broom Road, Kinross - Planning Query

FAO Mr Keith Stirton,

Planning Approval was granted in March 2009 for the above extension proposal. However during the Building Warrant stage the proposed ridge level was altered – see attached drawings. The 'pp' drawings were the approved Planning drawings, the 'bw' drawings are the approved warrant drawings.

Do you feel that this design change is acceptable? if so will it be accepted as a non material change? or will it require a new planning application?

The warrant drawings also show that the rear protruding balcony was omitted as per condition of the original planning consent.

I look forward to your early comments.

Regards,

Ronan For FINE DESIGNS 01383 720320

roof, within certain specified limits. Permitted development rights can be withdrawn by the Council, and further details on this are given below. Where this has occurred you should contact <u>Development Management</u> for specific advice regarding your proposals.

# Permitted development rights for flatted properties

The revised GPDO introduced some permitted development rights for flatted properties, including 4-in-a-block properties, tenements or subdivided properties. If you live in this type of property you will still need planning permission for an extension, the formation of a driveway and any development within the garden area. However, minor alterations to the external appearance carried out within a 1-metre 'bubble' around the property, such as the erection of satellite dishes or roof lights, do not require planning permission.

# Removal of permitted development rights

Councils have the power to remove permitted development rights in the following circumstances:

- through a Direction under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992;
- under the Control of Advertisement Regulations; or by
- removing deemed consent.

# Planning conditions with permitted development rights removed

The Council may decide that certain permitted development rights should be removed when planning permission is approved in order to protect the character of the property

and its environment. For example, this may occur in higher density housing developments where proposals for new extensions need to be carefully assessed. In these situations, permitted development rights are removed through a condition attached to the planning permission. Where this happens, you have to make a planning application for work development which normally does not need one.

An example of permitted development.



# 2.3 Scale, Shape & Form

An extension which recognises and respects the form of the existing building is more likely to be successful than one which ignores the design of the original. Similarly, extensions which distort the shape, scale and proportions of the existing building are less acceptable than those which respect details like roof pitch and original building span depth. This does not however rule out a contemporary approach which contrasts with, yet enhances, the original building by being distinct.

It is nearly always necessary to avoid overwhelming existing buildings, bearing in mind that some buildings have greater 'street' presence than others. If an extension begins to match or exceed the size of the original building the architectural integrity of the original structure can often become lost. Large extensions call for particular ingenuity and imagination in order to reduce the apparent bulk of the desired additional floorspace.

### Generally:

- 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.
- In most cases an extension should be a subordinate addition.
- Extensions should seek to achieve a building depth which respects traditional building forms and avoids dependence on artificial lighting and ventilation.



Rear extension, completely out of scale & character with original build and consumes the rear garden space



Garage extension, set back from façade, not only mirrors the design and use of original materials but compliments the house in scale

6



Gillian A Taylor
The Local Review Body,
Council Building
2 High Street
Perth
PH1 5PH

CHIEF EXECUTIVES
DEMOCRATIC SERVICES

2 2 APR 2013

RECEIVED

18.04.13

FD Ref: 0820

NOTICE OF REVIEW – Drawings Alteration and Extension to House at 29 Broom Road, Kinross, KY13 8BU for Mr & Mrs Alexander. Planning Ref – 12/01984/FLL

Dear Gillian,

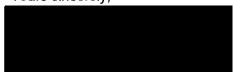
In response to your letter dated  $9^{\text{th}}$  April and the representation attached, I wish to comment as follows –

I enclose a copy of the house elevations coloured to show the proposed extension in context with the existing dwelling. I would be grateful if this drawing could supersede the elevation drawing currently held in out Notice of Review application.

I have also revised my Appeal Statement and I would appreciate if this would replace the statement currently on file.

I hope that this is in order and we hope to hear an early and favourable response.

Yours sincerely,



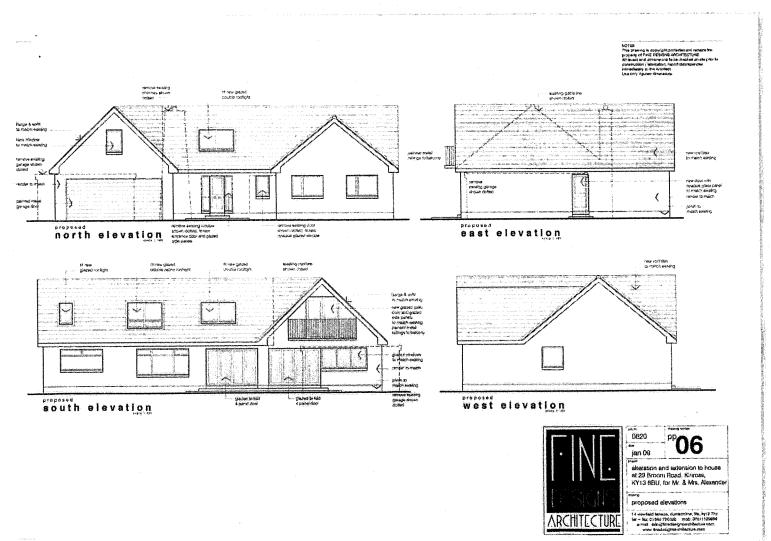
Rónan F. McGirr. For FINE DESIGNS

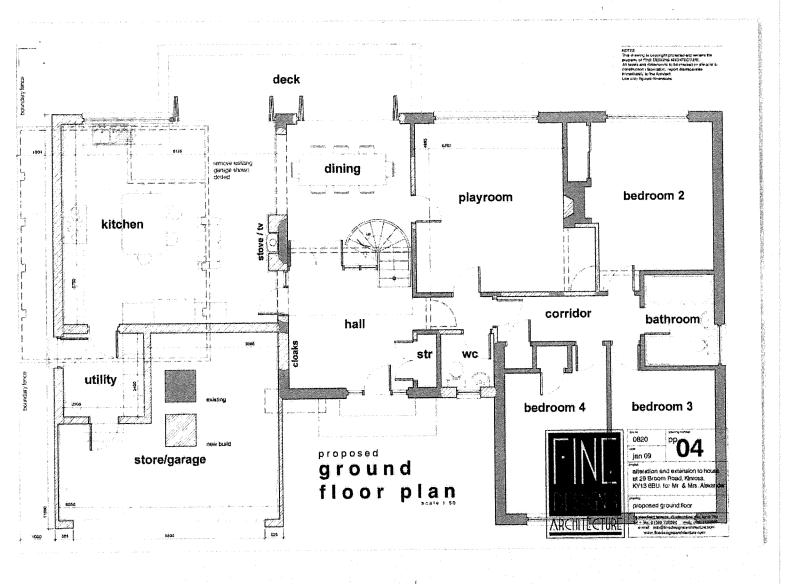
### NOTICE OF REVIEW – Appeal Statement Alteration and Extension to House at 29 Broom Road, Kinross, KY13 8BU for Mr & Mrs Alexander. Planning Ref – 12/01984/FLL

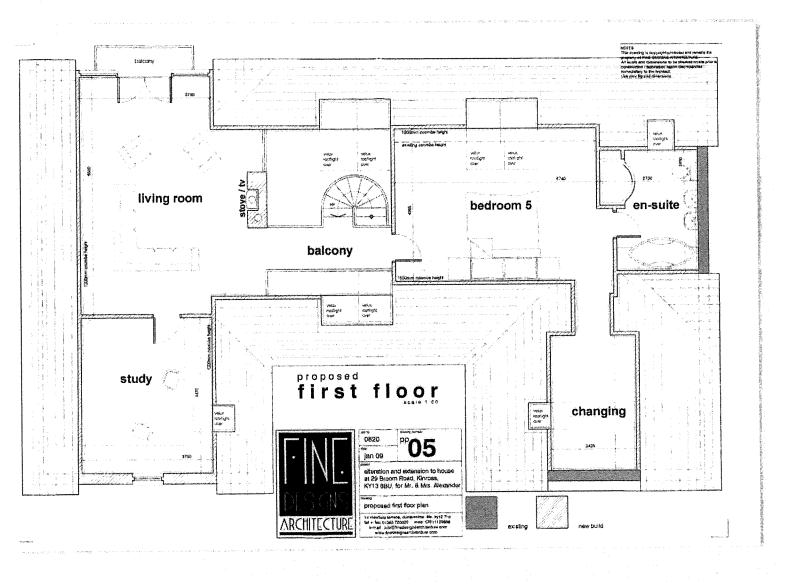
- The elevation drawing shows that the proposed extension will be finished to match the existing house render, the existing roof tile finish, the existing window frames colour, the fascia detail and timber cladding detail and coloured to match the existing.
  We would argue therefore that the proposal respects the existing character and
  - We would argue therefore that the proposal respects the existing character and appearance of the existing dwelling in terms of the design and external finish of the existing dwelling.
- 2.0 The proposed ridge height is 700mm higher than the existing but seen in context particularly the Front North Elevation, the existing roof commands the elevation with its length exposed, whereas the proposed extension only is seen as a gable, and is therefore in my opinion subservient in proportion.
- 3.0 The design of the Front elevation in my opinion is wholly within context with regard to the materials used and the Scale, Shape and Form implemented. The proposed design uses a traditional roof form and is characteristic of the local vernacular.
- 4.0 The proposed dwelling footprint sits comfortably within the site. The double garage that currently sits directly on the site boundary is removed allowing a clear passage between the extension and the site boundary. The rear garden area is retained.
- 5.0 Broom Road accommodates 32 detached dwellings, all of which have individual foot prints, form, size, design and with a broad palate of finish. We consider that the proposed design will not look out of place at all within this environment. Its scale is representative of the local area.

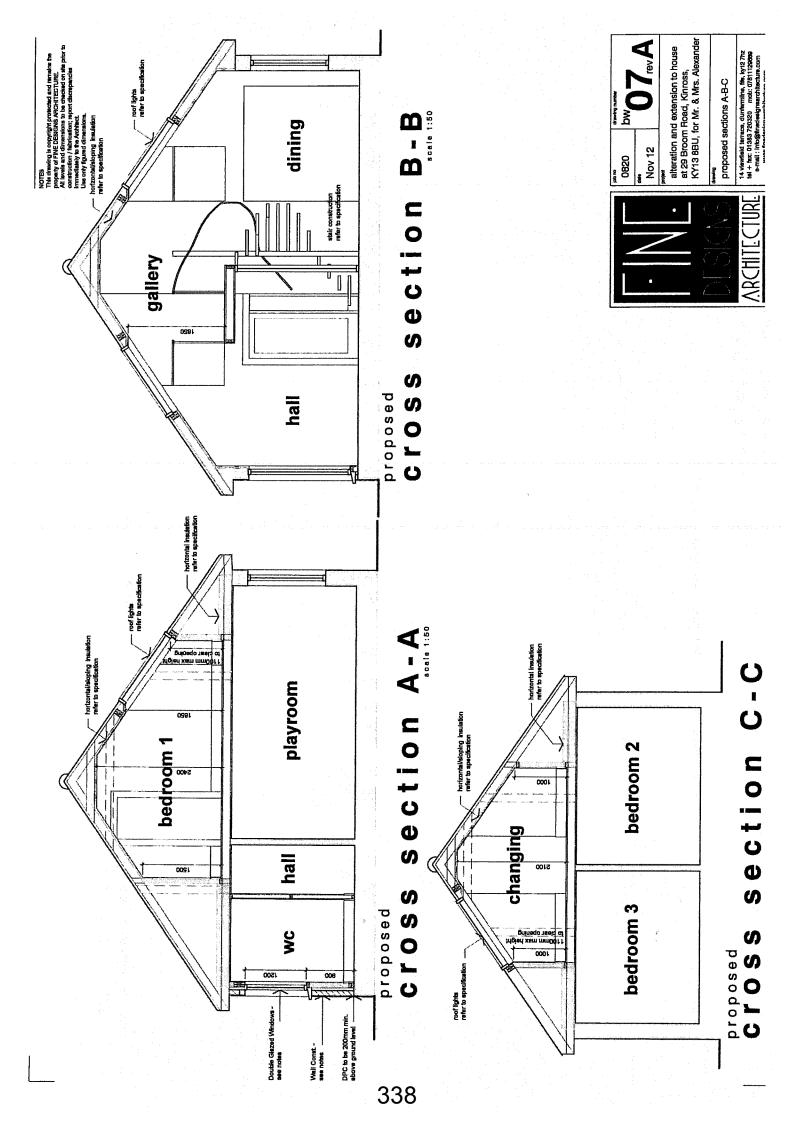
We hope that this is in order and appreciate your favourable consideration of the above.

Ronan F McGirr FINE DESIGNS Architecture.





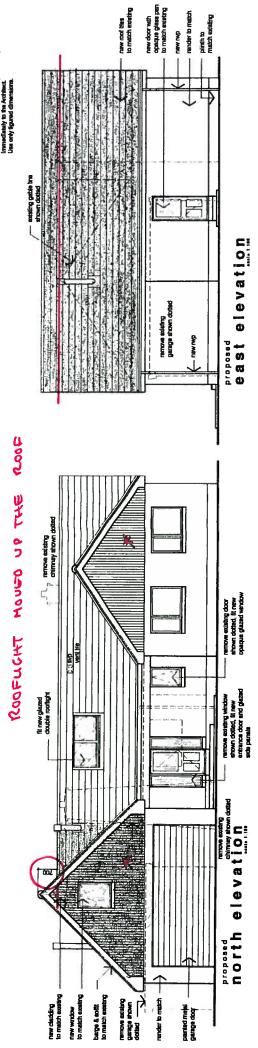


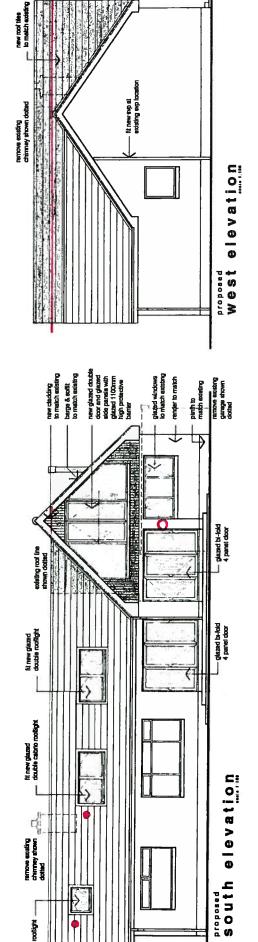


\* CLADDING REPLACING RENDER,

REFUSED DESIGN 12/01984/FLL

This deserting is copyright protected and remains the property of PUE DESIGNS APOSTURESURPECTURE. All levels and dimensions to achieve the prior to constitute for 18 britisheding, report descriptancies in immediately to the Achieve.







SHARE DIMENSIONS

O SEPPRATION

the property of the property o

