

PERTH AND KINROSS COUNCIL**Enterprise and Infrastructure Committee - 13 June 2012****PLACEMAKING GUIDE – SUPPLEMENTARY GUIDANCE****Report by Executive Director (Environment)**

This report recommends that the Committee approve the attached planning design guidance for consultation prior to being adopted as statutory Supplementary Guidance in association with the Development Plan and inclusion and promotion in the Placemaking Guide for Perth & Kinross. The Committee are also asked to note the policy implications of amended street design standards contained in Designing Streets and the need to prepare revised roads development guidance based on these standards for adoption and promotion on a similar basis.

1 RECOMMENDATIONS

The Committee is asked to:

- 1.1 Approve the attached planning design guidance for consultation prior to it being adopted as statutory Supplementary Guidance in association with the Development Plan and inclusion and promotion through the Placemaking Guide for Perth & Kinross.
- 1.2 Note the policy implications of amended street design standards in Designing Streets and remit it to the Executive Director (Environment) to prepare revised local roads and development guidance based on these standards prior to adoption and promotion.

2 BACKGROUND

- 2.1 Placemaking is a term now widely used to describe a comprehensive policy approach to the design, development, management and maintenance of the places in which we live to reflect local context. Living in an attractive place which provides for our social, economic and environmental needs is at the core of what makes communities sustainable. The maintenance and creation of sustainable communities are key national and local policy objectives through Community and Development Planning frameworks.
- 2.2 Understanding what makes places special, how they are used and how to involve both those involved in the development industry (architects/agents and developers) and communities themselves in altering, developing and looking after buildings and places is fundamental to successful Placemaking. Understanding and acceptance of Placemaking principles by all parties should lead to improvements in the quality of applications, increased efficiency and ultimately a higher quality and more sustainable local environment and economy.
- 2.3 A local Placemaking Guide for Perth & Kinross which set out the vision, best practice and existing policy for the design, management and maintenance of

public spaces, buildings, roads and new development was approved by the Enterprise and Infrastructure Committee and Environment Committees on the 4 November 2009 (Report 09/495) subject to the development and approval of additional guidance and where appropriate statutory supplementary policy guidance to allow these to be used in determining planning applications.

2.4 Planning policy

2.4.1 Pressure within the current development market relates to small scale residential alterations and extensions rather than larger scale commercial residential development as a result of the economic recession, particularly in relation to mortgage lending.

2.4.2 Poorly designed alteration, extensions or infill development can adversely affect the performance of a building and impact on the quality of life of neighbours and the amenity of the surrounding environment. Recent improvement reforms to the planning system have relaxed controls, allowing domestic householders to undertake more minor and uncontroversial forms of development without the need for any consent with the exception of Listed Buildings and buildings in Conservation Areas. This is welcomed but points to a need to provide guidance to inform householders of good design principles and practice and, where applications for consent are required, to provide clarity and improve the quality of applications to ensure the new system is as efficient as possible.

2.4.3 Further guidance and policy has therefore been developed first in relation to alterations and extensions of existing buildings and infill development.

2.4.4 The guidance is based on the principles initially established through national design policy in respect of the built environment contained in *Designing Places* but also reflects current locally established development management best practice which has never been formally approved as policy. The guidance seeks to establish sound local design principles and a revived policy framework where control is required.

2.4.5 Policies have been developed to provide guidance in relation to:

- Scale, Shape and Form of alterations and extensions – to manage the quality of details and locations of extensions and alterations relative to the existing property.
- Impact on Amenity – to manage the impact of alterations and extensions in relation to the impact on amenity of neighbouring property.
- Alterations and Extensions within The Historic Environment – to manage the quality of details in relation to proposed alterations and extensions within historic environments.
- Alterations to Commercial Property – to manage alterations and extensions to commercial properties such as the alteration of shopfronts and signage.
- Infill Development – to manage infill development within settlements and individual building plots

2.4.6 The proposed development guidance and policies are attached at Appendix 1.

2.4.7 The policies require to be identified through the Development Planning process as supplementary guidance, to ensure they have been subject to required consultation and can eventually be adopted as supplementary guidance to allow them to be used in relation to the consideration of development proposals through the planning process.

2.4.8 A separate report has been prepared for consideration of the rationalisation of permitted development rights within the context of revisions to national planning policy and local restrictions in historic areas – Article 4 Directions.

2.5 Roads policy

2.5.1 The Scottish Government has now also introduced *Designing Streets* as national policy in respect of street/road design, to sit along *Designing Places* in relation to Government aspirations for the design of places and the role of the planning system in delivering these.

2.5.2 *Designing Streets* updates and replaces PAN-76 - New Residential Streets (now withdrawn) and is divided broadly into three sections which are dedicated to:

- i) General - Creating streets and places
- ii) Detail - Getting the design right
- iii) Process- How to achieve better outcomes

2.5.3 It differs from the previous street/road design guidance by introducing a number of national policy statements:

- Street design must consider place and people before the movement of motor vehicles.
- Street design guidance contained in *Designing Streets* can be a material consideration in determining planning applications and appeals.
- Street design should meet the six key qualities of successful places as set out in *Designing Places*,
- Street design should be based on balanced decision-making and must adopt a multi disciplinary collaborative approach.
- Street design should run planning permission and Road Construction Consent processes in parallel.

2.5.4 Through the introduction of these policy statements, the Scottish Government is adopting a similar policy approach to *Designing Places* and advocating that street/road design moves away from a prescriptive standards-based approach to one which allows for more local solutions based on local context and the needs of a variety of users and uses.

2.5.5 *Designing Streets* is expected to be used predominantly for the design, construction, adoption and maintenance of new streets but it is also applicable to existing streets subject to re-design.

- 2.5.6 Local roads/street design policies and standards are currently contained in the Roads Development Guide and will require amendment or replacement with new policy guidance. This will also be linked in with the Development Plan process and design policy framework to ensure, more locally derived solutions are based on the principles of Designing Streets and are to be managed effectively.
- 2.5.7 Consequently, work to produce a nationally consistent process through a revised Road Development Guide was led by council officers through the Society of Chief Officers in Transportation in Scotland (SCOTS). This technical guide is to be adapted at a local level to accommodate individual council variations.
- 2.5.8 In particular it would appear that new guidance and policy will be required in respect of:
- Street Structure – to promote a local roads hierarchy that recognises and accommodates car traffic but gives greater priority to the pedestrian, cyclist and public transport.
 - Street layout – to promote layouts that will reduce vehicle speed
 - Street detail – to promote sustainable design in relation to use of materials, drainage systems, landscaping
- 2.5.9 This guidance and policy will then be used to provide the basis for promoting and agreeing broader residential and commercial development frameworks through Masterplans and Development Briefs in relation to more major sites and settlement extensions advocated through the Development Plan.

3 PROPOSALS

- 3.1 It is recommended that the attached planning design guidance and policy is approved for consultation prior to being adopted as statutory Supplementary Guidance in association with the Development Plan and inclusion and promotion through the Placemaking Guide for Perth & Kinross.
- 3.2 It is further recommended the policy implications of amended street design standards in Designing Streets are noted and it is remitted to the Executive Director (Environment) to prepare revised roads and development guidance based on these standards prior to adoption and promotion on a similar basis through the Development Plan process.

4 CONSULTATION

- 4.1 The Head of Legal Services and the Head of Democratic Services have been consulted in the preparation of this report.

5 RESOURCE IMPLICATIONS

- 5.1 There are no resource implications arising directly from the recommendations in this report.

6 COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012

6.1 The Council's Corporate Plan 2009-2012 lays out five Objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. This report impacts on the following:-

- (i) A Safe, Secure and Welcoming Environment
- (ii) Healthy, Caring Communities
- (iii) A Prosperous, Sustainable and Inclusive Economy
- (iv) Educated, Responsible and Informed Citizens
- (v) Confident, Active and Inclusive Communities

7 EQUALITIES IMPACT ASSESSMENT (EqIA)

7.1 An equality impact assessment needs to be carried out for functions, policies, procedures or strategies in relation to race, gender and disability and other relevant protected characteristics. This supports the Council's legal requirement to comply with the duty to assess and consult on relevant new and existing policies.

7.2 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

7.3 Assessed as **relevant** and actions taken to reduce or remove the following negative impacts:

- iv) Some groups (visual/motor impairments, learning difficulties, English as a second language) may experience difficulty accessing information on or understanding policy/decision making. However staff have access to translation services, alternative formats & improved guidance is planned and officer visits can be carried out.
- v) Occasionally a proposed adjustment may not be achievable because of its impact on the special character of a building or area as national legislation must be followed. However usually an alternative proposal can be negotiated.

7.4 Assessed as **relevant** and the following positive outcomes expected following implementation:

- vi) Improved environment.
- vii) Availability of enhanced advice and guidance.
- viii) Provision of enhanced supplementary planning guidance to guide design of adjustments which both assist equality and are sensitive to the wider design context.

8 STRATEGIC ENVIRONMENTAL ASSESSMENT

8.1 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies (PPS).

- 8.2 The matters presented in this report in respect of planning guidance and proposed policies were considered under the Environmental Assessment (Scotland) Act 2005 and screening has determined that there is unlikely to be significant environmental effects and is therefore exempt and the Consultation Authorities have been notified.
- 8.3 Further consultation will be required with the Consultation Authorities in respect of roads guidance and policy.

9 CONCLUSION

- 9.1 The quality of the environment is vital to the current and future success of Perth and Kinross. The Council has previously approved a local Placemaking Guide which set out the vision, best practice and existing policy for the design, management and maintenance of public spaces, buildings, roads and new development. Further guidance and additional proposed policies have now been developed to promote best practice and manage the alteration and extension of existing buildings. The proposed policies require to be agreed through the Development Planning process as supplementary guidance, to allow them to be promoted through the Placemaking Guide and used in relation to the consideration of development proposals through the planning process.
- 9.2 Further policy guidance requires to be prepared in relation to roads design as a consequence of changes introduced by the Government through Designing Streets which moves away from a prescriptive standards-based approach to one which allows for more local solutions based on local context and the needs of a variety of users and uses.

JIM VALENTINE
EXECUTIVE DIRECTOR (ENVIRONMENT)

NOTE

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (and not containing confidential or exempt information) were relied on to a material extent in preparing the above Report:

Report to Enterprise and Infrastructure Committee and Environment Committee, 4th November 2009

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Date of Report	31 May 2012

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2 Extensions & Alterations

2.1 Background

The placemaking guide is not intended to limit imaginative and innovative design but discourage particularly large, unsuitable or overly cost-conscious additions and alterations which can destroy the composition of existing buildings and their surroundings. This principle applies to all types of building and is not limited to purely residential property.

An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well designed extension can enhance a property. [The Royal Incorporation of Architects in Scotland \(RIAS\)](#) can give you a list of suitable Architects for your project.

Before designing any extension or alteration it is important to assess whether the existing building is capable and suitable to be extended or altered. Some buildings were never designed to be extended, or have already been extended to their limit. This is often the case with modest buildings such as gate lodges. Sensitive but clear visual breaks between the original building and the proposed extension can in certain cases work to overcome these limitations (such as a glazed link—see examples).

Modern glazed link with minimal intervention to existing building, allowing for reversibility.



Glazed link between 17th century farmhouse and converted steading

Contemporary porch extension to Former Bobbin Mill (below) and sensitive extension of historic Butchers Shop (right)



2.2 Permitted Development

Certain types of development can be carried out without planning permission. This is known as permitted development, and covers a wide range of minor developments. While there may be instances where planning permission is not required, the following Council guidelines are best practice and should be considered in the context of any proposal.

A brief summary of current permitted development rights are included below, please refer to [what needs planning permission](#) for more information. The householder sections of the [Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 1992](#) (GPDO) were revised recently, with the new [Town and Country Planning \(General Permitted Development\) \(Scotland\) Amendment Order 2011](#) coming into effect from 6 February 2012. The overall effect of the changes was to relax controls so that many types of domestic development no longer require planning permission. Certain restrictions however still apply to dwellings in conservation areas, to listed buildings and development within their curtilage and you should always check with the planning authority when considering any work in these circumstances.

Permitted development rights for houses

If you are doing work on a detached, semi-detached or terraced house, you can make certain types of minor changes to your home without planning permission. The right to make these changes without planning permission is referred to as 'permitted development rights'. These changes include modest enlargements, or alterations to the

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 [Development Management](#) 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 complements the house in scale

2.4 Extension by Type

Roof extensions & alterations

Conversion of an existing hipped roof into a gabled roof as a form of roof extension is generally not desirable and will not be encouraged. This is especially so when the roofscape and space between the buildings are important features of the character of that building or a dominant feature of the streetscene.



Over-dominant box dormers consume roof space and integrity of original structures

The formation of a dormer window has a major impact on the appearance of a property. Scottish Government Circular 1/2012, [Guidance on Householder Permitted Development Rights](#) advises that, “A badly designed dormer can harm the appearance of a dwellinghouse. The larger the dormer, the more challenging it is to produce a good design.”

To avoid appearing over-dominant, a dormer where considered appropriate should not in itself form the major part of the upstairs room. It should simply provide extra headroom and daylight. Dormers placed to the rear of the property with suitably sized roof lights if required to the principal street elevation, will generally be preferable. Dormers should not be over-dominant in relation to the existing scale of the property and not give the dwellinghouse the appearance of a flat roof.

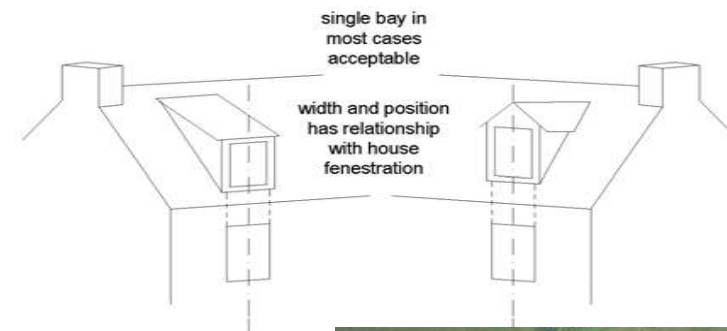
Under the revised GPDO, dormer extensions are considered permitted development in certain circumstances. If a dormer requires consent through virtue of its design:

- Extending higher than the existing dwellinghouse;
- Exceeding half the width of the roof plane (measured from eaves line); and/or
- Sitting within 0.3 metres of any edge of the roof plane (edge of the roof plane/ gable or edge of a hipped roof),

it is unlikely to be recommended for approval.

In summary, an appropriate dormer extension should as a minimum:

- Be set below the ridgeline of the roof.
- Be set back from the wall-head.
- Be generally of pitched roof form.
- Be physically contained within the roof pitch.
- Relate to windows and doors in the lower storey(s) in terms of character, proportion and alignment.
- Have the front face predominantly glazed.
- Not extend more than half the length of the roof plane.



Contemporary eyebrow dormers sitting beside traditional pitched roof dormers.



Building set-backs

In order to provide a design break between old and new development, a setback will normally be advisable. This will also subordinate the extension and help retain the integrity of the original building. Setting extensions in from the existing building also helps distinguish differing materials, avoids damage to corner features and maintains a separation of eaves.



Contemporary extension to Dunning Primary School, set back from the original Victorian school. This retains the main historic elevation on the streetscene, reinforcing its architectural status. Where appropriate, this concept of 'set back' can be adopted in residential, public and commercial situations.

Principal elevations

The principal elevation of a house is defined in the revised GPDO as "The elevation of the original dwellinghouse which, by virtue of its design or setting, or both, is the principal elevation." This is an important consideration in the context of any extension proposal.



Well proportioned porch.



Inappropriate scale and style of extension on principal elevation.



Front extension to a traditional cottage contained within its own setting. This extension is complimentary in scale, traditional material finish with a modern twist and does not occupy the principal elevation.

Front extensions

Extensions in front of buildings are generally not favoured as they often detract from the design of what is frequently the most important and prominent 'principal' elevation of the property, as well as the collective appearance of the streetscene. However, modest porches or canopies may be an acceptable addition, providing that the rhythm of a repeating streetscene is not impaired. A well designed porch can occasionally enhance the character and appearance of a dwelling.

- Front extensions should generally be avoided, in particular where visual impact on an established streetscape is evident.

Side extensions

- Where the separate identity of a property is a marked and important feature of a street scene, it should not be significantly compromised by an extension. An adequate and distinct separation should therefore be maintained.
- The setting back of the extension from the frontage of the building being extended can contribute towards the retention of separate identity. Projecting the extension beyond the principle elevation will rarely be acceptable.

- The lowering of the level of the roof ridge on the extension can also contribute to the retention of separate identity.
- To avoid being visually obtrusive, extensions should generally be clearly subordinate to the appearance of the existing house.
- Where the window of a habitable room faces a neighbouring property the distance between the two and the arrangement of windows should be such as to ensure adequate light to the window and privacy for the occupants.



Modern side extension on an 18/19th century cottage, set back from façade with a curving side wall following the contours of the road. The wet dash render finish to extension successfully ties the old with the new.



Contemporary side extension using traditional and natural materials.



Modern rear extension on period property, set back using a mixture of old and new high quality materials to successfully tie into the existing house.

Rear extensions

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

Contemporary rear extension to simple 1980's bungalow enhances the property and gives it individuality.



Conservatories & sun rooms

This form of extension deserves separate consideration because of its widespread popularity and the unfortunate resultant poor quality of design and materials often proposed. Designs often take the form of elaborate Victorian or Edwardian styles, which rarely sit comfortably with surrounding architecture.

In general:

- Designs should be carefully considered, particularly if the conservatory is of a standardised type and not site specific which often results in compromised detailing to make it work, which in most cases makes it incongruous in its context.
- Avoid UPVC as the framing in most cases is too heavy and does not exhibit the character of a well designed timber conservatory, and it also has poor environmental credentials.
- The usual and best siting is to the rear of properties and the preferred construction is often a painted or stained timber and glass superstructure on a rendered blockwork or stone base.
- Lean-to forms are usually the most appropriate but very shallow pitched roofs and fancy architectural embellishments should generally be avoided.
- In many cases the construction of a 'sun room', (i.e. a conservatory with a solid/ opaque roof), may be more appropriate, sustaining round year use and adding greater value to a property.



Grand examples of conservatory designs such as a traditional orangery only fit comfortably with large detached period houses sitting in spacious grounds.

This mid 20th century garage has respected the scale of the Victorian dwelling and is set back, in line with the property. It has used both traditional materials and modern materials of its time. The terracotta ridge capping is an attractive detailing.





Innovative and contemporary office in the garden grounds of a Victorian villa, constructed from straw-bales and capped with a curving green roof system.

Outbuildings

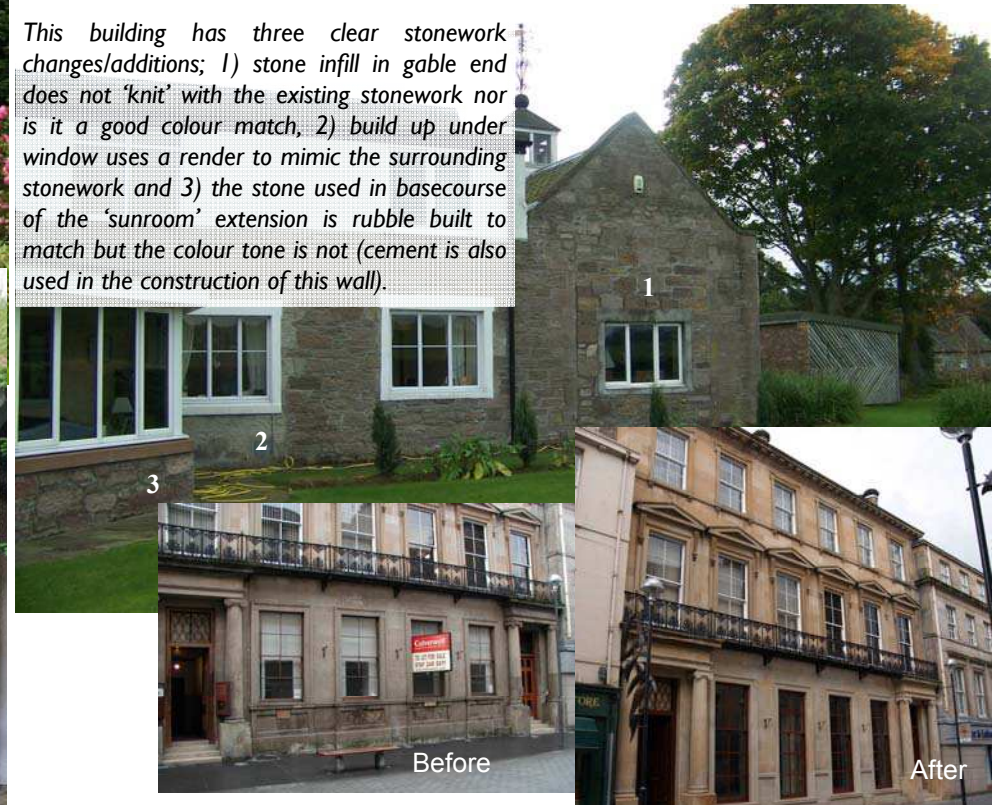
The siting and design of domestic garages and other outbuildings is an issue that is often overlooked. Irrespective of size, the garage should be designed to be a sympathetic outbuilding. In most cases, outbuildings should be set back from the frontage and be built of materials which respect the house and its surroundings. They should not obscure the original building or be over dominant in scale or adversely obscure the approach to the house.



Detailing is key to the successful integration of designs for extensions. Extensions to older properties may benefit from matching stone coursing and mortar specification. Details can determine the character of a building; over elaborate detailing on an extension where the original architectural style is of a seamless and modest appearance would be inappropriate. Details such as lintels, sills, eaves and verges have to be carefully considered to help integrate any proposed extension.

The highlighted examples demonstrate why it is sometimes necessary to consider petrographic analysis of existing stonework in order to accurately match repair work, infill and or new sympathetic additions/extensions (particularly in relation to listed buildings and in conservation areas).

This building has three clear stonework changes/additions; 1) stone infill in gable end does not 'knit' with the existing stonework nor is it a good colour match, 2) build up under window uses a render to mimic the surrounding stonework and 3) the stone used in basecourse of the 'sunroom' extension is rubble built to match but the colour tone is not (cement is also used in the construction of this wall).



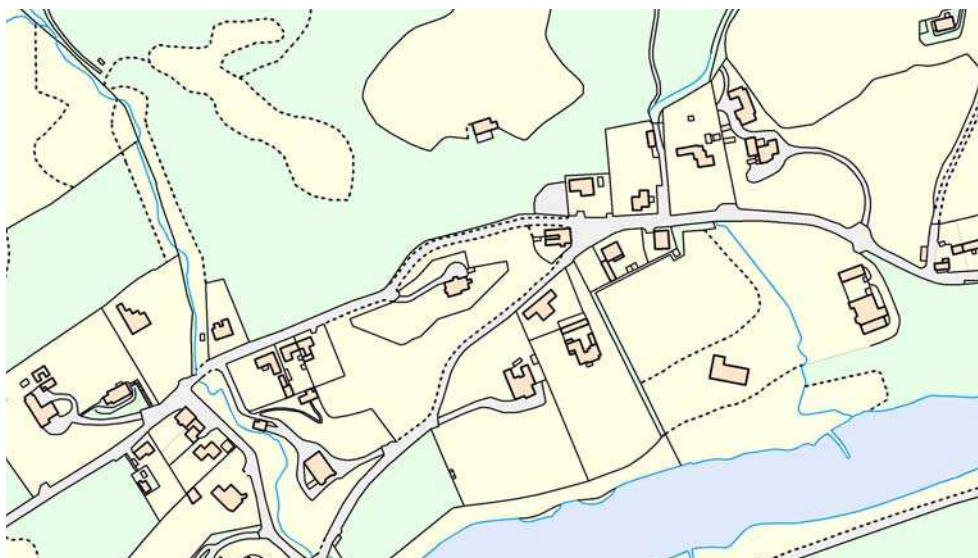
Above: Careful selection of new stone work has married in with the old.

Right: The rubble built stone dwelling has been extended in block and rendered to mimic squared and snecked stone work, which will never marry in with existing and would not be acceptable in a conservation area or listed building



2.5 Amenity & Site Area Characteristics

The towns, villages and hamlets that make up the Perth and Kinross Council area have, through time, adopted their own characteristics which has given many of them great distinctiveness. Some have evolved naturally, while others were planned. It is very important to recognise and understand the essential characteristics of an area, as ultimately this should be preserved and enhanced, not destroyed.



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Historic settlement patterns across Perth and Kinross display a rich diversity of individual site area character.



Private open space

The character of a built up area can be drastically changed through changes in the solid-void relationship of sites and their relationship with neighbouring properties.

- The Council's minimum plot size for a detached dwelling house is generally 360 square metres. This means that an extension to the rear of a house of up to 24 square metres may be acceptable, provided it does not impact adversely on neighbouring property.
- Proposed extensions on detached properties are only likely to be acceptable if they retain an adequate useable rear garden area of at least 100 square metres and do not result in more than 30% of the total plot being occupied by the original building or any ancillary development.
- Proposed extensions on all residential properties which result in an overall developed area of 50% or more of the original garden ground are unlikely to be supported. (Site coverage calculation defined in [Circular 1/2012 Guidance on Householder Permitted Development Rights](#))

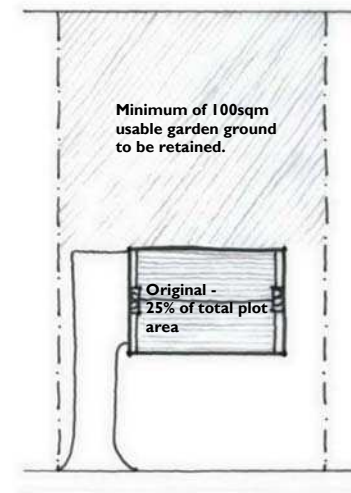


Figure 2a

Semi detached property with more than 50% of the original garden ground developed.



Landscaping & boundary treatment

Established landscape features are integral to a site and the surrounding area's amenity value. The safeguarding of existing mature landscaping and boundaries may often be an issue in considering extensions of residential properties. Where trees and hedges have been removed to make way for an extension, replacements may be required to be planted. Indigenous species should be used when considering replacements and quick growing, low amenity species such as Leylandii will be resisted.

This strong hedge line and tree belt is a fundamental part of the character of this meandering road. Living features such as this should always be valued and retained in any application.



The loss of a mature tree or hedge line in order to facilitate an extension must be carefully considered to assess its appropriateness.

Impact on tree roots and potential loss of visual amenity or biodiversity value need to be carefully considered where established landscape features may be affected by a proposed alteration or extension.

In general:

- Consider trees at the earliest stages of design.
- Consult an arboriculturist to obtain advice about preventing conflicts between the tree's root system, underground services and building foundations.
- As trees are living organisms, they need adequate care to survive, including suitable protection measures applied in order to prevent damage to retained trees during any construction process.

In certain cases, the removal or potential negative impact on mature and valued landscaping may render an extension inappropriate. In some cases, Tree Preservation Orders (TPO) may exist or be placed on valued trees which may be at risk of damage or removal through a development proposal. For more information on TPOs, please refer to the [Council's Guide to TPOs](#).

Images show established hard and soft landscaping features which may be adversely affected by alterations or extensions.





This new housing development has retained an existing semi mature tree which is now a focal point and an integral part of the road layout, with new boundary beech hedging to form green edges.

2.6 Effects on Neighbouring Property

Extensions can intrude, to a greater or lesser extent, on the privacy and amenity of neighbours. The more closely spaced dwellings are, the more important it is to consider the amenities of occupiers of adjoining houses and gardens. Privacy may be infringed through the construction of an extension which allows direct views into a neighbouring property or a secluded garden.

Extensions must be carefully sited to avoid undue loss of daylight or sunlight to the habitable room windows and private garden ground of the neighbouring property (particularly when affected garden is small); the appearance and orientation of the extension must be considered from the neighbour's house or garden. The Council's overlooking/daylight standards are intended to ensure that extensions do not harm amenity. Figure 2b identifies some appropriate and inappropriate extension proposals.

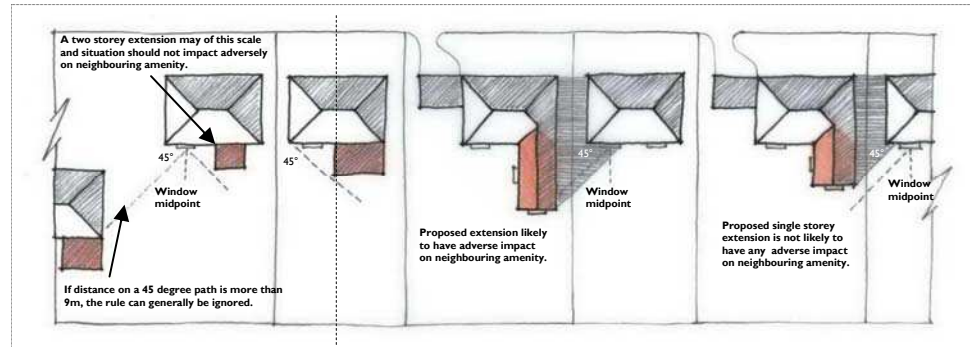


Figure 2b

- A single storey rear extension of 4m depth, from the original building's rear wall, would in many circumstances be acceptable; even if directly on a property boundary. Thereafter the extension would have to step back from the boundary at an angle of 45 degrees from a point 4m from the original back wall of the property (see figure 2c).
- Some relaxation of these standards may be considered where the extension is to the north of an affected neighbour or not impacting on a neighbouring habitable room window.

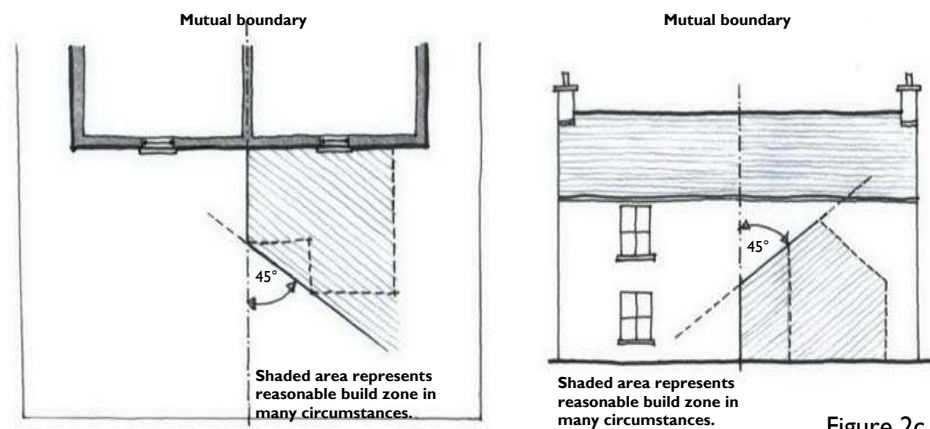


Figure 2c

- An extension built directly along a boundary line may be acceptable with the agreement of the neighbouring property regarding access and maintenance. There may be an opportunity for neighbours to share a party wall and consequent drainage arrangements for their mutual benefit.

Daylighting & relative building heights

The climate of northern Britain relies heavily on diffuse sun light as the principal source of daylight. The availability of natural light can be anticipated by the resultant block form of a building, its topography, aspect and relationship to surroundings. Any proposed extension should maintain and allow for a reasonable level of natural daylight to internal living space of a neighbouring residential property. Established practice determines that 25° is a suitable maximum obstruction path which should be afforded directly to a front or rear aspect. Beyond this point, windows to living spaces may become adversely affected through relative shadow paths (see figure 2d).

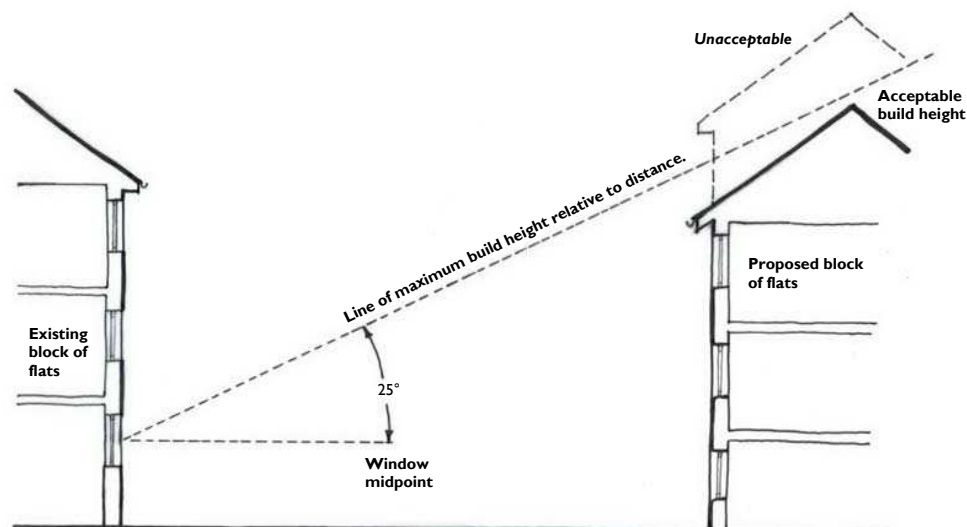


Figure 2d

Development proposals affecting residential areas should be assessed against the 25° method (figure 2d) to ensure reasonable interior daylighting within existing and proposed habitable rooms are achieved and/or retained.

Overshadowing & overlooking

- Windows should be located to avoid, or otherwise minimise, overlooking adjoining houses and private gardens.
- Overlooking may in certain occasions be resolved through the use of rooflights or boundary screening as appropriate.
- Balconies above ground floor level, roof gardens, decking and raised patios will generally be resisted where they diminish the privacy of neighbouring houses and gardens or raise safety concerns.
- Windows of habitable rooms should generally be a minimum of 9m from rear boundaries which they overlook unless adequate and appropriate screening is utilised.

Decking installed without planning consent, including substantial under-build and adverse impact on neighbouring amenity.

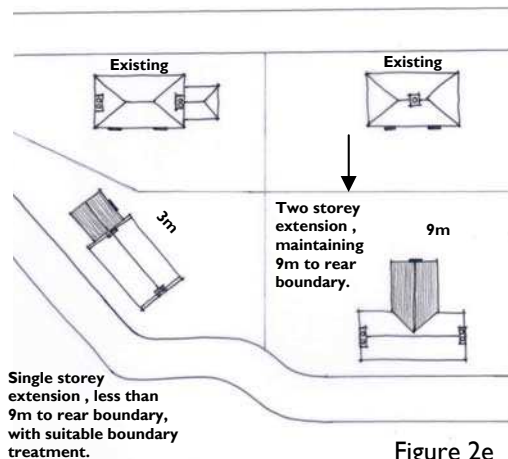


Figure 2e

2.7 Alterations & Extensions within the Historic Built Environment

Overview

Conservation areas are places of special character where tighter controls apply over developments in order to protect the recognised importance of the existing buildings within or immediately adjacent to the conservation area. These areas may include a space or a street of a settlement, a group of buildings around a space or street of particular townscape merit. Extensions and alterations which might be permitted elsewhere can be unacceptable in conservation areas.

Listed buildings are buildings of special architectural or historic interest where alterations require special consent. There are cases where an extension is undesirable, but generally, particular weight is placed on retaining the identity, appearance, character and special interest of listed buildings.

Successful development within conservation areas and within the curtilage of listed buildings depends on the quality of the detailing and materials used. In all cases, full details will be required before an alteration or extension proposal can be considered. A great deal of the development that has taken place recently has been disappointing and architecturally unconvincing due to poor quality, incorrect usage or lack of attention to detail. Standardised components tend to devalue the merits of genuine historic buildings and blur the local identity of an area or building, and should be avoided.



Spittalfield is a planned weaving village with cottages laid out around the village green

Planning permission in conservation areas

Perth & Kinross has 35 conservation areas. The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 restricts most householder permitted development rights within conservation areas. This covers all extensions, the installation of replacement windows and doors, satellite dishes, rooflights, solar panels and many other types of work. It is advisable to contact [Development Management](#) to find out what works are and are not allowed before you do any work on a property in a conservation area. Further information on [conservation areas](#) including boundary maps and individual appraisals are available from the Council website.

Door and window openings

- Planning permission is required for the alteration or replacement of windows or doors in flats or dwellinghouses within conservation areas.
- Listed building consent is required for the alteration or replacement of windows or doors in a listed building.
- Planning permission is not required for the alteration or replacement of windows or doors in a flat or dwellinghouse which is not listed and outwith a conservation area.



Poor replacement doors, not coherent with character of building (left)



Original 4-panelled 2-leaf timber doors (right)



Unacceptable replacement window with flat, wide astragals (left) & original window requiring some repair only (right), both first floor windows found in same property.

Listed buildings

Existing historic windows and doors in listed buildings should always be retained and repaired where possible.

Where existing historic windows and doors are beyond repair, windows should be replaced on a like-for-like basis, i.e. identical in all respects to the original including design, joinery details, materials, glazing and opening mechanism.



Examples of poor replacement windows in historic buildings, including failed plant-on astragals (right).



Unlisted buildings in conservation areas

Existing historic windows and doors should be retained and repaired where possible.

Replacement historic windows and doors in conservation areas should match the originals as closely as possible in design, detail, materials and opening mechanism.

Windows & doors in new openings or extensions to existing buildings should generally respect the materials, detailed design and proportions of the original windows of the building and its surroundings.



Replacement door in a traditional storm door (2-leaf) style, respectful of the building & surrounding areas



Unusual historic Crittal steel window (middle).
Original sash and case window with historic glass (right).



(Inform interactive CD—'Information for traditional building owners' can be made available from Historic Scotland).

Note: historic windows in the majority of Perth and Kinross cases are double-hung, timber-framed, sliding sash and case windows of varying glazing patterns. However, other types of window may be considered historic, depending on the circumstances, building type and period, such as side-hung casements, metal framed 'Crittall' windows and other patterns and styles. Please check with the Conservation team if you are unsure about how to deal with an uncommon window style.

Generally:

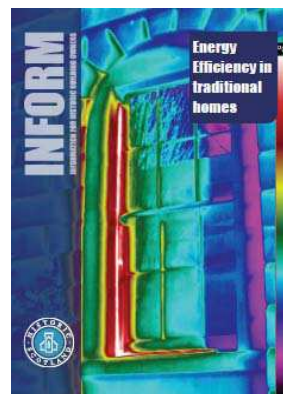
Consider whether the existing doors and windows are original and whether any replacement contributes to the character of the building. It may be beneficial to reinstate earlier designs of doors and windows. Consider the shape, size, design, alignment and opening mechanism of openings in any extension and try to respect the fenestration pattern of the original.

Unlisted buildings of merit outwith conservation areas

New or replacement windows and doors should respect the materials, design and proportions of the building and its surroundings.

Reasoning: Historic windows and doors are a key part of the special character of most historic buildings and the original architecture. Their inappropriate alteration or replacement erodes that character and destroys valuable historic fabric, design and the original craftsmanship. Modern replacement windows may appear convincing from a distance, but up close often fails to match the quality of the originals. Different opening patterns can seriously disrupt the character of an elevation when open.

Upgrading the energy performance of buildings is often cited as a reason for requiring replacement windows. However, whilst existing historic windows can easily be upgraded, the performance of the building as a whole has a far more significant impact on total energy loss. Please refer to Historic Scotland Inform Guide [Energy Efficiency in Traditional Homes](#).



Corner plot, with ornate architectural detailing including ironwork above the main door (left). Corner properties have a strong position to maximise their value through attention to detail.



2.8 Commercial

Shopfronts & Advertisement Signage

A wide variety of types and styles currently characterise and may be considered acceptable within Perth and Kinross streetscapes. In each case, it is important that a shopfront is designed within its wider street elevation context and integrates or successfully relates to the architecture of the building.

Proportions, detailing, colours and materials all add or detract from the quality of a building or streetscene and influence inherent placemaking qualities.

Listed buildings and unlisted buildings in conservation areas

Existing historic shopfronts and signage should always be retained and repaired.

Where historic shopfronts have previously been altered unsympathetically, applicants are encouraged to repair and reinstate missing elements.

Where shopfronts within historic buildings have been replaced unsympathetically in the past, new shopfronts should seek to:

- Reinstall the historic design where evidence for this exists (e.g. from historic photographs or where original shopfronts remain in a uniform group);
- Respect the historic design, proportions and materials of the building and the wider group.



Restoration of historic shopfront

New shopfronts of contemporary design of high quality may be acceptable where this respects its context and can be introduced without undermining the uniformity of a group composition.



Contemporary shopfront with a high quality material finish



Inappropriate boxed and internally illuminated deep fascias out of scale with their buildings

Signage should:

- Remain within the limits of the historic proportions of the shopfront and fascia;
- Use appropriate materials, usually traditional or natural materials including timber, paint and applied metal.



Clutter of projecting signs, posters and sandwich boards with boxed, illuminated fascia



New lettering sensitively designed and installed on historic fascia, both in scale and in keeping with shopfront

- Have sensitively designed and integrated illumination. (On many listed buildings and in important group compositions, illumination may not be acceptable at all)
- Avoid internal illumination.
- Projecting signs should be sensitively attached to the façade, normally at fascia level and avoiding important architectural elements. There should generally only be one projecting sign per elevation.



Range of appropriate projecting signs, including quality materials, colour and detailing

Canopies

Awnings or canopies on historic buildings should only be installed where they will not harm the character of the building or street elevation. Where acceptable they should be of a traditional, retractable canvas design with the roller box recessed into the shopfront where possible.



Dutch blind or canopy (left), which is not a typical detail found in the Perth & Kinross area. The reinstated projecting (retractable) canopies in the picture below are more in keeping with the historic canopies found in the area.



In summary:

Plastics, deep box-type fascias, internal illumination, Dutch blinds and metal roller shutters will not normally be acceptable in any situation.

Unlisted buildings of merit outwith conservation areas

New shopfronts and signage should seek to respect the materials, design and proportions of the building and the wider street context.

2.9 Public Buildings

Generally, all public buildings are subject to the same criteria and scrutiny as that of residential buildings. Buildings in public ownership will often be subject to further scrutiny where they are required to obtain Scottish Ministerial approval.

Key Policies

Form — Scale, Shape & Proportions

- 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 generally be a subordinate addition.
- Residential buildings should seek to achieve a building depth which respects traditional building forms and avoids dependence on artificial lighting and ventilation.

Extensions—Typology

Roof extensions & alterations

An appropriate dormer extension should as a minimum:

- Be set below the ridgeline of the roof.
- Be set back from the wallhead.
- Be generally of pitched roof form.
- Be physically contained within the roof pitch.
- Relate to windows and doors in the lower storey(s) in terms of character, proportion and alignment.
- Have the front face predominantly glazed.
- Not extend more than half the length of the roof plane.

Building set-backs

In order to provide a design break between old and new development, a setback will normally be advisable.

Front extensions

- Front extensions should generally be avoided, in particular where an impact on an established streetscape is evident.

Side extensions

- Where the separate identity of a property is a marked and important feature of a street scene, it should not be significantly compromised by an extension. An adequate and distinct separation should therefore be maintained.
- The setting back of the extension from the frontage of the building being extended can contribute towards the retention of separate identity. Projecting the extension beyond the principle elevation will rarely be acceptable.
- The lowering of the level of the roof ridge on the extension can also contribute to the retention of separate identity.
- To avoid being visually obtrusive, extensions should generally be clearly subordinate to the appearance of the existing house.
- Where the window of a habitable room faces a neighbouring property the distance between the two and the arrangement of windows should be such as to ensure adequate light to the window and privacy for the occupants.

Rear extensions

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

Conservatories & sun rooms

- Designs should be carefully considered, particularly if the conservatory is of a standardised type and not site specific which often results in compromised detailing to make it work and in most cases makes it incongruous within its context.
- Avoid UPVC as the framing in most cases is too heavy and does not exhibit the character of a well designed timber conservatory, it also has poor environmental credentials.
- The usual and best siting of a conservatory or sunroom is at the rear of a property and the preferred construction is often painted or stained timber and glass superstructure on a rendered blockwork or stone base.
- Lean-to forms are usually the most appropriate but very shallow pitched roofs and fancy architectural embellishments should generally be avoided.
- In many cases, the construction of a 'sun room', designed specifically for an individual property is more appropriate, sustaining round year use and adding greater value to a property.

Outbuildings

Irrespective of size, the garage should be designed to be a sympathetic outbuilding. In most cases, outbuildings should be set back from the frontage and be built of materials which respect the house and its surroundings. They should not obscure the original building or be over dominant in scale or adversely obscure the approach to the house.

Impact on Site Area Characteristics

- The council's minimum plot size for a detached dwelling house is 360 square metres. An extension to the rear of a house of up to 24 square metres should not generally represent over-development.
- In general, proposed extensions on detached properties are only likely to be acceptable if they leave an adequate useable rear garden area of at least 100 square metres and do not result in more than 30% of the total plot being occupied by the original building or any ancillary development.
- Proposed extensions on all residential properties resulting in an overall developed area of 50% or more of the original garden ground is unlikely to be supported.

Landscaping & boundary treatment

In certain cases, the removal or potential negative impact on mature and valued landscaping may consequently deem an extension inappropriate.

All proposals where a tree may be affected should:

- Consider impact on trees at the earliest stages of design;
- Consult an arboriculturalist to obtain advice about preventing conflicts between the tree's root system, underground services and building foundations;
- Include as part of their proposal suitable protection measures for retained trees to ensure no damage during construction.

Daylighting

- Development proposals affecting residential areas should be assessed against the 25° method to ensure reasonable interior daylighting within existing and proposed habitable rooms are achieved and/or retained.

Impact on Neighbouring Property

Overshadowing & overlooking

- Windows should be located to avoid, or otherwise minimise, overlooking adjoining houses and gardens, particularly within areas having the most activity (commonly closest to the house).
- Overlooking may in certain occasions be resolved through the use of rooflights or boundary screening as appropriate.
- Balconies above ground floor level, roof gardens, decking and raised patios will generally be resisted where they diminish the privacy of neighbours.
- Windows from habitable rooms should generally be a minimum of 9 metres from rear boundaries which they overlook, unless adequate and appropriate screening is proposed.
- A rear extension of 4 metre depth, from the original building's rear wall, would in many circumstances be acceptable; even if directly situated along a common boundary. Thereafter the extension would generally have to step back from the boundary at an angle of 45 degrees from a point 4 metres from the original back wall of the property.
- Some relaxation of these standards may be considered where the extension is to the north of an affected neighbour or not impacting on a neighbouring habitable room window.

Door & Window Openings

Listed buildings

- Existing historic windows and doors in listed buildings should always be retained and repaired where possible.
- Where existing historic windows and doors are beyond repair, windows should be replaced on a like-for-like basis, i.e. identical in all respects to the original including design, joinery details, materials, glazing and opening mechanism.
- Double glazed replacement windows will only be acceptable where it can be shown that the originals are beyond economic repair and that double glazed units can be accommodated without significant change to the detail of the window, again replicating design, detail, materials and opening mechanism as closely as possible. Existing and proposed joinery details should be provided in order to make an accurate comparison.
- The use of UPVC or aluminium, along with plant-on astragals, tilt-and-turn opening and other inauthentic details will usually be unacceptable.

Unlisted buildings in conservation areas

- Replacement historic windows and doors in conservation areas should match the original as closely as possible in design, detail, materials and opening mechanism.
- Windows & doors in new openings or extensions to existing buildings should generally respect the materials, detailed design and proportions of the original windows of the building and its surroundings.

Unlisted buildings of merit outwith conservation areas

- New or replacement windows and doors should respect the materials, design and proportions of the building and its surroundings.

Shopfronts & Advertisement Signage

Listed buildings and unlisted buildings in conservation areas

- Existing historic shopfronts and signage should always be retained and repaired.
- Where historic shopfronts have previously been altered unsympathetically, applicants are encouraged to repair and reinstate missing elements.

Where shopfronts within historic buildings have been replaced unsympathetically in the past, new shopfronts should seek to:

- Reinststate the historic design where evidence for this exists (e.g. from historic photographs or where original shopfronts remain in a uniform group);
- Respect the historic design, proportions and materials of the building and the wider group;
- New shopfronts of contemporary design of high quality may be acceptable where this respects its context and can be introduced without undermining the uniformity of a group composition.

Signage should:

- Remain within the limits of the historic proportions of the shopfront and fascia.
- Use appropriate materials, usually traditional or natural materials including timber, paint and applied metal.
- Have sensitively designed and integrated illumination. On many listed buildings and in important group compositions, illumination may not be acceptable at all.
- Projecting signs should be sensitively attached to the façade, normally at fascia level and avoiding important architectural elements. There should generally only be one projecting sign per elevation.

Canopies

- Awnings or canopies on historic buildings should only be installed where they will not harm the character of the building or street elevation. Where acceptable they should be of a traditional, retractable canvas design with the roller box recessed into the shopfront where possible.
- Plastics, deep box-type fascias, internal illumination, Dutch blinds and metal roller shutters will not normally be acceptable in any situation.

Unlisted buildings of merit outwith conservation areas

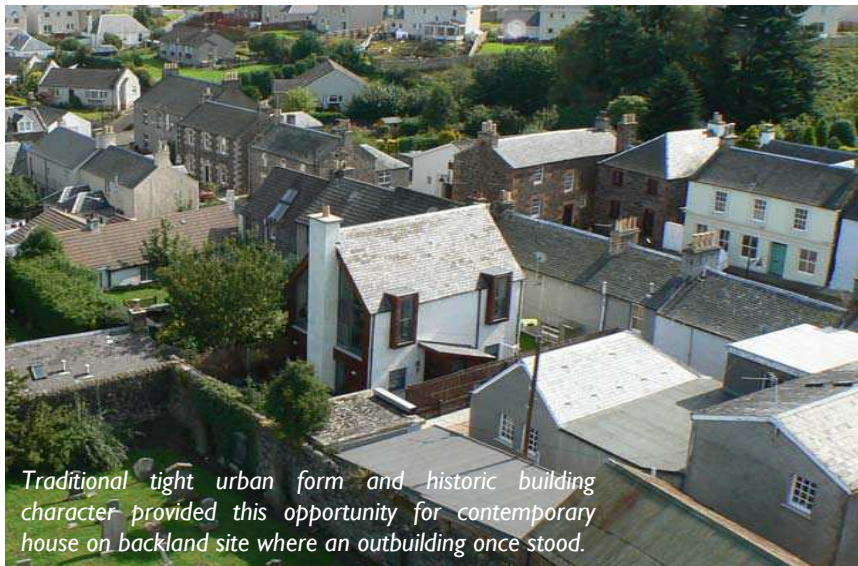
- New shopfronts and signage should seek to respect the materials, design and proportions of the building and its wider street context.

3 Infill Development

3.1 Background

Infill development is recognised as the practice of developing vacant or under-used parcels within existing urban or developed areas that are already largely developed. Many settlements or neighbourhood areas have parcels of vacant land within a settlement boundary which, for various reasons, have been overlooked or left undeveloped for historic reasons.

Where appropriate, infill development should look to involve more than the piecemeal development of individual plots. Looking at the wider area, an optimal infill development scenario should focus on the holistic development of joined up vacant parcels to serve and reinforce well-functioning neighborhoods. Successful infill development is typically characterised by achieving or augmenting residential densities high enough to support improved transportation choices as well as a mix of commercial services and amenities. Sites can include cultural, social, recreational and entertainment opportunities; gathering places or introduce new vitality to settlement centres and community neighborhoods. Attention to detail and a sound appreciation of site context in the design of infill development is fundamental to ensure that the new development fits its existing context, reinforces place identity and gains long term community acceptance.



3.2 Backland development

Backland development consisting of one or more dwellings situated immediately behind one another is generally unsatisfactory in any location, but particularly when sited on modest sized plots or sharing a single access (see figure 3a) due to associated problems with:

- overlooking;
- noise and light disturbance;
- general loss of amenity; and
- adverse impact on the character of the area.

This type of development proposal will generally not be supported.

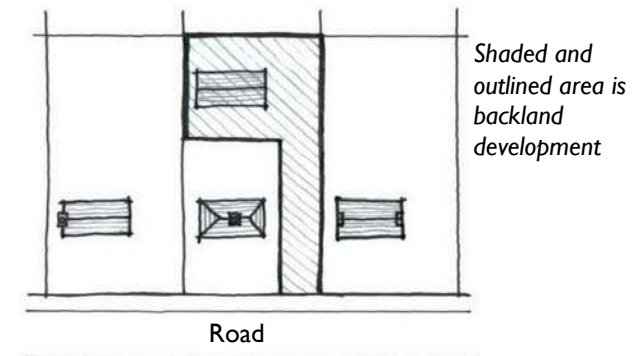
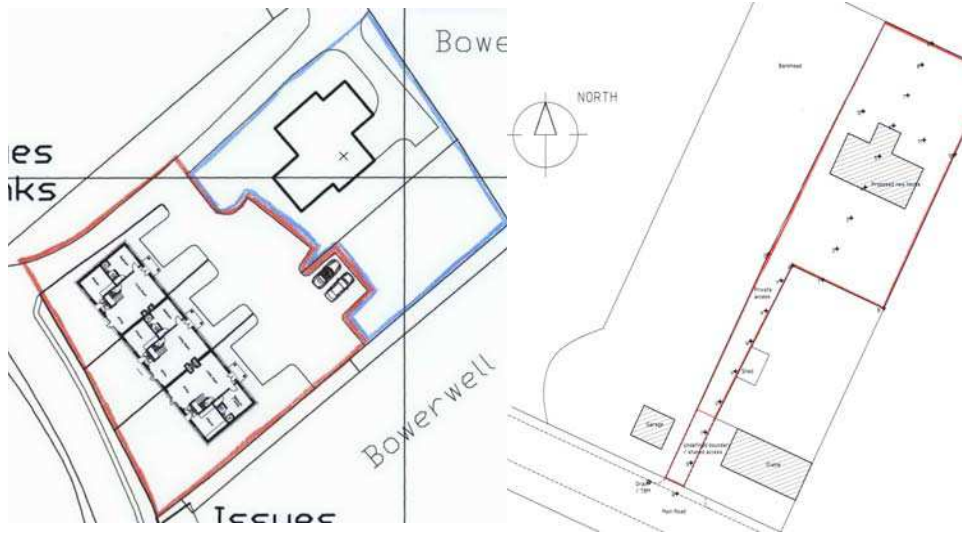
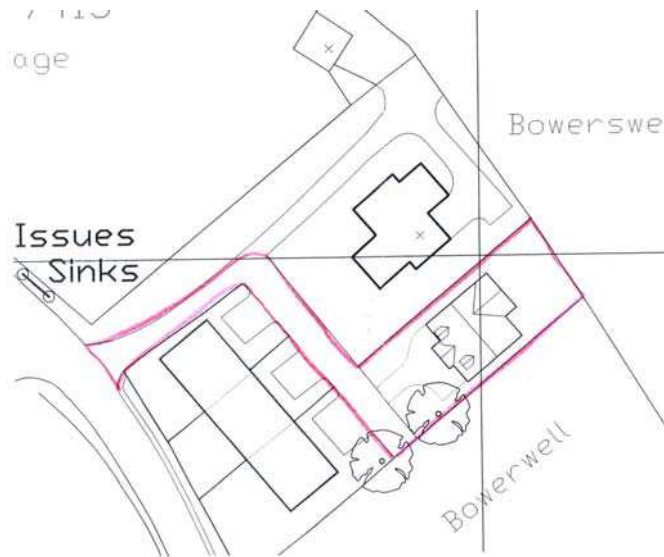


Figure 3a

Exceptionally on very large, individual or neighbouring plots, it may be possible to achieve sufficient separation between dwellings to overcome the aforementioned problems in order to achieve a further dwelling or dwellings within the rear curtilage of an existing dwelling or dwellings (see figure). There will be a requirement to provide a suitable access with no adverse impact on the character of the original dwelling or surrounding residential area. In these cases, careful consideration to context will remain essential. For example, a modest 'gardeners' cottage may be sensitively situated within the extensive grounds of a large urban villa.



Examples of poor back- and front-land development.



To summarise, backland development may only be permitted where:

- a separate and satisfactory vehicular access can be provided; and
- the amenity of both new and existing properties can be safeguarded; and
- the proposal is subordinate or in keeping with the scale, density and character of existing development in the locality; and
- the proposal conforms to other salient policy and guidance.

In every case, regard should always be given to the local building context, character, density and site specific circumstances.



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*Development in the grounds of former bank, original ground outlined in blue.
Development site outlined in red, has to share access (dashed orange line) with bank site.*

3.3 Gap & Brownfield Sites

Gap and brownfield sites can both contribute positively to the regeneration of a street or wider settlement, depending on the site scale, situation and proposed end use. In certain cases, development plan policy may dictate that a site should remain undeveloped or retained as open space for its wider amenity value.

Gap sites in Perth & Kinross commonly relate to one or two plots as part of an urban street, which have been previously developed or undeveloped.

Brownfield sites are previously developed sites and can include single house sites, right up to large former industrial sites, which may most appropriately be addressed by a masterplan, development brief or other salient development plan policy.

Any proposed development on a gap or brownfield site will be expected to enrich and not detract from the character and qualities of the existing built environment.

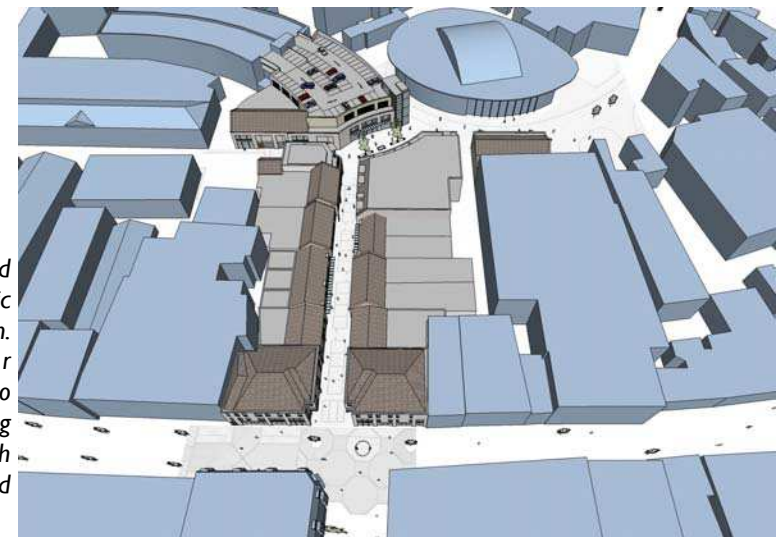
Common issues to consider:

- Surrounding site characteristics should generally influence site size, form, density, architecture and the scope for a site development or redevelopment.
- Any direct or indirect impact on landscape or biodiversity in the context of undeveloped sites.
- Environmental assessment of ground conditions and/or associated building contamination through historic site uses or associated building materials, which will impact on the viability of a proposal or a sites development value.
- Salient policy and guidance.
- Minimum site width.

Gap site in Perth, located between two historic properties. Natural stone and timber were included as external finishing materials. Development also included restoration of a historic vernacular structure to the rear.



Gap site fronted by an advertisement billboard in dense city centre location, located between historic properties. This site has remained undeveloped for some time..



Large brownfield site in dense historic city centre location. Potential for redevelopment to form new shopping street, linking with recently constructed Concert Hall.

3.4 Landmark & Signature Buildings

Landmark building: A structure that has significant historical, architectural, or cultural meaning—eg. Perth Concert Hall or St John's Kirk. Landmark buildings have taken different forms over time. In Perth & Kinross and the wider Scottish context, historical religious buildings or public town halls have generally been the key landmark buildings of that settlement. When people are navigating a settlement, landmark buildings are a key navigational tool, coinciding with town centres and places where people meet or congregate.

Signature buildings can take two common forms. They can be defined as such due to their situation, or synonymous relationship with a settlement. They can also be described as signature buildings in relation to a particular architectural style (such as Robert Adam). Perth and Kinross has locally based architectural practices which display a signature style.

By their very nature, there will not and should not be endless proposals for landmark or signature buildings within the Perth and Kinross area. Section 4 on settlement extension will give more general advice on landmark buildings and structures in a new build context. Specific, detailed planning advice relating to the specific site and building parameters will be appropriate in nearly all cases of infill development of this nature and scale. The most recent local example of a landmark infill building is Perth's award winning Concert Hall, which was achieved through strict parameters, including a design competition.

If a unique proposal is envisaged for an unplanned landmark or signature building on an infill site, it is recommended that early advice is sought directly from the Council's Planning department.

St John's Kirk (right) is situated on what was historically the highest point in Perth and therefore naturally dominates the skyline, creating a focal point with its spire.



Built in 2005, Perth Concert Hall is already a landmark building. Its contemporary glass curtain walling is an added attraction to the centre of Perth.

Opposite the Concert Hall is a commercial structure which predates the concert venue. The Gillies building (right) was never designed as to be a landmark building but is a signature building in its own right. Its glass and steel exterior works in harmony with the concert hall opposite and both have enhanced this part of town.



The form and finish of the extension to the Birnam Institute (above and right) may be different to the Gillies building but it has taken a simple Victorian building and created a signature structure.





When there is confidence in an architect and the potential is realised and supported, structures such as this signature corner site Frank Gehry building in Prague can become iconic.

Key Policies

Infill Development

Backland development

- Backland development consisting of one or more dwellings situated immediately behind one another is generally unsatisfactory in any location; but particularly when sited on modest sized plots or sharing a single access, and will generally not be supported.

Backland development may only be permitted where:

- a separate and satisfactory vehicular access can be provided; and
- the amenity of both new and existing properties can be safeguarded; and
- the proposal is subordinate or in keeping with the scale, density and character of existing development in the locality; and
- the proposal conforms to other salient policy and guidance.

Gap & brownfield development

Any proposed development on a gap or brownfield site will be expected to enrich and enhance and not detract from the character and qualities of the existing built environment.